



"Serving Citizens Responsibly"

**73 Jackson Street
Zebulon, GA 30295**

**Phone: 770-567-
2002
ghobbs@pikecoga.com**

Pike County Board of Tax Assessors:

**Jessica Rowell, Chairperson
Hugh Richard McAleer, Vice-Chairperson
M. Gary Hammock, Member
Lyn Smith, Member
Christopher Tea, Member
Morton, Morton & Associates, LLC**

**Greg Hobbs, Chief Appraiser IV
Melissa Connell, Personal Property-Appraiser II/Secretary
Danyeal Smithey, Appraiser II
Emily Morris, Appraiser II
Dusty Williams, Appraiser II**

AGENDA ASSESSORS REGULAR MEETING - September 19, 2023 - 11:00 AM

I. Call to Order

- Call to Order@11:00a.m.....Chairperson Jessica Rowell.

II. Approval of Agenda

- Approval of Agenda-(O.C.G.A.-50-14-1-1(e)-Staff recommends approval.

III. Invocation - Chief Appraiser Hobbs

- Invocation.....Chief Appraiser Hobbs.

IV. Pledge of Allegiance

- Pledge of Allegiance.

V. Approval of Minutes

- Approval of September 7, 2023 Regular Re-scheduled Minutes-Summary-Staff recommends approval.

VI. Public Comment (w/5 minute time limit per person)

1. Public Comment(with 5 minute time limit).

VII. Invited Guests

1. Invited Guest(s): (NONE).

VIII. Chief Appraiser Report

IX. Old Business

1. Old Business: (NONE).

X. New Business

1. Real Property

- a.** Approval/Denial of 2023 Appeal(s) with Fair Market Value Revision(s) approval(s)-Staff recommends approval(s).
- b.** Approval/Denial of 2023 Waiver(s) with Fair Market Value Revision(s)-Staff recommends approval(s).
- c.** Approval/Denial of CUVA New Application(s)- in lieu of 2023 Appeal-Staff recommends approval(s).
- d.** Approval/Denial of CUVA Continuation Application(s)-Staff recommends Approval(s).
- e.** Approval/Denial of CUVA Renewal Application-Staff recommends Approval.
- f.** Approval/Denial of FLPA Application(s)-Staff recommends approval(s).
- g.** Approval/Denial of 2023 (S1)-Regular Homestead Exemption Application- (Strickland)-Staff recommends approval.

2. Personal Property

- a.** 1. Approval/Denial of Motor Vehicle Appeal(s)-TAVT Fee(s)Revisions-Staff Requests Board consideration(s): a. Collier-2015 Chevrolet Silverado Truck. b. Fields-2012 Kia Soul.
- b.** Approval/Denial to delete account for 2023-per verification from Tax Commissioner Donna Chapman and Staff-Staff recommends action on account as listed below: a. Delete duplicate '23 Commercial Account#17072(DCT Truck & Auto Inc-GA license dissolved 2016).

3. Executive Session

- a.** (NONE).

XI. Public Comment

- 1.** Public Comment(with 5 minute time limit).

XII. Board Members Report

XIII. Attorney Comments

- 1.** Attorney Comments.

XIV. Approval to Adjourn

- 1.** Approval to Adjourn.

(AGENDA SUBJECT TO REVISION)



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Danyael Smithley, Appraiser II
Emily Morris, Appraiser II
Dusty Williams, Appraiser II*

TAX ASSESSOR REGULAR SCHEDULED MEETING-MINUTES-SUMMARY-SEPTEMBER 7, 2023-11:00A.M.

The Pike County Board of Tax Assessors held their Regular Meeting 9-7-23 at 11:00 a.m. at the Pike County EMA/Storage Facility located at 132 Twin Oaks Road, Williamson, Georgia-30292. Vice Chairman-McAleer, Assessor Hammock, and Newly appointed Assessor Kristen Cudnohufsky were in attendance, with Assessor Smith joining the meeting by phone-call-in to Greg's phone. Chief Appraiser, Greg Hobbs, Board Secretary, Melissa Connell, and County Manager, Brandon Rogers were also in attendance. Today's Public present was property owner- Map#66-45-Tim Ingram, and Map#71-24-G-Fire-Chief-Bobby Wilkerson. County Clerk Angela Blount joined the beginning of the meeting, and Editor of Pike County Times online newspaper, Becky Watts joined shortly after the beginning of the meeting.

I. Call to Order@11:00a.m.....Vice-Chairman Hugh McAleer.

II. Approval of Agenda-(O.C.G.A.-50-14-1-1(e)-based on Staff recommendation-Approval Motion-Vice-Chairman McAleer-Second to Motion/Assessor Hammock-Assessor Smith voted by speaker phone for Motion Approval-carried 3-0 vote(with Assessor Cudnohufsky abstaining from Motion vote).

III. Invocation.....Chief Appraiser Hobbs.

IV. Pledge of Allegiance.

V. Approval of August 22, 2023 Regular Re-scheduled Minutes-Summary-Based on Staff recommendation-Approval Motion-Chairperson Rowell-Second to Motion/Assessor Hammock-Assessor Smith voted by speaker phone for Motion Approval-Motion carried 3-0 vote(with Assessor Cudnohufsky abstaining from Motion vote).

VI. Public Comment(with 5 minute time limit): (NONE).

VII. Invited Guest(s): (NONE).

VIII. Chief Appraiser Report, Distribution(s) of updated Budget/Discussion:
Chief Appraiser Greg Hobbs welcomed newly appointed Assessor Kristen Cudnohufsky in attendance of her first Board of Tax Assessors meeting as she



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acknowledged all present. He updated everyone on the 2023 appeal status, and discussed the upcoming Department of Revenue 2022 Audit review-our 2022 Sales Ratio was 29.63. He discussed several items as listed in his written report(Please see Report Attachment in today's minutes.) He did request that with the 2022 Ratio results, he would recommend plans be budgeted for a new aerial flight-since our most current flight was in 2013, and consideration for a total REVAL per outside contractor possibly be considered. The 2022 review next week shall let us know just what the financial consequences shall be for the County's 2022 low ratio.

IX. Old Business: (NONE).

X. New Business: Real Property:

*(Please see Agenda item(s) list(s)-as provided at today's meeting for Items# (1-10/a-i)-Online County Website-Novus Agenda).

** (Upon discovery of discrepancy in today's Word Document Agenda Items and the Novus Agenda Items at today's meeting, the consensus of the Board was to use the Public Novus Agenda posted on the County's website for the remainder of today's meeting-which included several exhibit(s) to be addressed on today's Agenda.)**

*This Item#1 was replaced with Item#6 on Public Novus Agenda: (#1.

Approval/Denial of 2023 Appeal(s) with Fair Market Value Revision(s)

approval(s)-Staff recommends approval(s)-see Novus Agenda Item#2.)

(Item#6-Word now#1-Novus Agenda-a.)-Approval of rescinding 2023

approval of CUVA-Map#38-51-A(Leclerc) and Approval of 2022

CUVA- Map#38-51-A(Leclerc)-Based on Staff recommendation-Approval

Motion-Vice-Chairman McAleer-Second to Motion/Assessor Hammock-

Assessor Smith voted by speaker phone for Motion Approval-carried 3-0

vote(with Assessor Cudnohufsky abstaining from Motion vote)-see

Attachment#1).

(Item#1.-Word now#2-Novus Agenda-b.)-Approval of (128)-2023

Appeal(s)with Fair Market Value Revision(s)-Approval(s)-based on Staff

recommendation(s)-Approval Motion-Vice-Chairman McAleer-Second to

Motion/Assessor Hammock-Assessor Smith voted by speaker phone for

Motion Approval-Motion carried 3-0 vote(with Assessor Cudnohufsky

abstaining from Motion vote)-see Attachment-list#(s)1&2).



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(Item#2-Word now#3-Novus Agenda-c.)-Approval of (20)-2023 Waiver(s) with Fair Market Value Revision(s)-based on Staff recommendation(s)-Approval Motion-Vice-Chairman McAleer-Second to Motion/Assessor Hammock-Motion carried 3-0 vote(with Assessor Cudnohufsky abstaining from Motion vote)-see Attachment list#3).

(Item#3-Word now#4-Novus Agenda-d.)-Approval of (4)-CUVA New Application(s)-in lieu of 2023 Appeal(s)-based on Staff recommendation(s)-Approval Motion-Vice-Chairman McAleer-Second to Motion/Assessor Hammock-Assessor Smith voted by speaker phone for Motion Approval-Motion carried 3-0 vote(with Assessor Cudnohufsky abstaining From Motion vote)-see Attachment list#4).

(Item#4-Word now#5-Novus Agenda-e.)-Approval/Denial of 2023 correction(s) of error(s) in fact-Staff recommends approval(s): (NONE).

(Item#8-Word now#6-Novus Agenda-f.)-Approval to rescind 2023 CUVA Renewal Application denial-AND approve 2023 CUVA Renewal Application-Map#78-1-E(Webb)-based on provision of required Documentation by Applicant-based on Staff recommendation-Approval Motion-Vice-Chairman McAleer-Second to Motion/Assessor Hammock-Assessor Smith voted by speaker phone for Motion Approval-Motion carried 3-0 vote(with Assessor Cudnohufsky abstaining from Motion vote).

(Item#7-Word now#7-Novus Agenda-g.)-Approval of (2021, 2022, & 2023) Regular Homestead Exemption(S1)-Map#88-63-A(Martinez)-per-10/27/20 recorded deed received from property owner 9/1/23-based on Staff recommendation-Approval Motion-Vice-Chairman McAleer-Second to Motion/Assessor Hammock-Assessor Smith voted by speaker phone for Motion Approval-Motion carried 3-0 vote(with Assessor Cudnohufsky abstaining from Motion vote).

(Item#9-Word now#9-Novus Agenda-h.)-Approval of 2023 CUVA Renewal Application-Map#71-5-A(King)-adding accessory buildings(barns) on property record card-based on Staff recommendation-Approval Motion-Vice-Chairman McAleer-Second to Motion/Assessor Hammock-Assessor Smith voted by speaker phone for Motion Approval-Motion carried 3-0 vote(with Assessor Cudnohufsky abstaining from Motion vote).



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(Item#10-Word now#10-Novus Agenda-i.)- Approval of 2023 Approval/Denial to mail 45 day NOA-Map#74-216(Jackson)-per owner's Request-stated 2023 notice notification never received at current correct mailing address-Staff recommends approval to mail 45-day 2023 Notice of Assessment-based on Staff recommendation-Approval Motion-Vice-Chairman McAleer-Second to Motion/Assessor Hammock-Assessor Smith voted by speaker phone for Motion Approval-Motion carried 3-0 vote(with Assessor Cudnohufsky abstaining from Motion vote).

XI. Personal Property:

(Item#1-Word Now#1-Novus Agenda a.)-Approval of 2023 Appeal-based on Staff recommendation(s) approval(s)of Fair Market Value Revision(s): Delete MCG Utilities Inc.(2023 Commercial Account#20470-Fair Market Value-\$2,374,130)-per documentation provided with 2023 Appeal-all equipment was out of Pike County as of 1/1/23-based on Staff recommendation-Approval Motion-Vice-Chairman McAleer-Second to Motion/Assessor Hammock-Assessor Smith voted by speaker phone for Motion Approval-Motion carried 3-0 vote(with Assessor Cudnohufsky abstaining from Motion vote).

(Item#2-Word Now#2-Novus Agenda b.)-Approval of 2023 Waiver-Commercial Account#19571(MCM Grading LLC)-based on Staff recommendation-Approval Motion-Vice-Chairman McAleer-Second to Motion/Assessor Hammock-Assessor Smith voted by speaker phone for Motion Approval-Motion carried 3-0 vote(with Assessor Cudnohufsky abstaining from Motion vote).

(Item#3-Word Now#3-Novus Agenda c.)-Approval to delete account(s) for 2023-per verification from Tax Commissioner Donna Chapman and Staff-based on Staff recommendation-Approval Motion-Vice-Chairman McAleer-Second to Motion/Assessor Hammock-Assessor Smith voted by speaker phone for Motion Approval-Motion carried 3-0 vote(with Assessor Cudnohufsky abstaining from Motion vote)-account(s) as listed below:

- a. Delete duplicate '23 Aircraft Account#19126(McKibben/Stanley)-\$44,000-Aircraft-taxed as current Account#19640-James Stanley for '23(and '22).



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b. Delete '23 Commercial Account#17867-Circle R Feed & Supply-GA license dissolved 2015.

c. Delete '23 Marine Account#13195-Taylor-Boat out of Pike.

XII. Public Comment(with 5 minute time limit):

County Manager Brandon Rogers inquired about the status of the 2023 Digest Appeals. He also referenced that due to Mark Whitley's assistance to the County by flying drones on the County's roads, there might be an economical alternate when updating Pike's aerial maps.

Chief Appraiser Hobbs further explained details concerning Tax Commissioner, Donna Chapman's letter requesting to share our server with the new program she is adding to her system to handle tax matters. Assessor Cudnohufsky inquired about server compatibility and County security protocol on matters of this kind. The consensus of the Board was to consult County Attorney, Rob Morton.

County Clerk, Angela Blount asked Assessor Cudnohufsky if there was a reason she had abstained from voting on today's meeting Agenda item(s)-she responded that she had not been provided the paperwork concerning those Agenda Item(s) to be addressed at today's meeting for prior review.

XIII. Board Members Report:

Chief Appraiser Hobbs read a 'Final Board Member Report' letter from former Board Member Christopher Tea(Please see today's minutes-summary attachments).

Prior to the Approval Motion, Assessor Cudnohufsky asked where did the money come from in the Tax Assessors Budget to provide for this expense- Chief Appraiser Hobbs confirmed that the funding was available in our current budget.

****Approval to purchase Adobe Acrobat Pro DC for Board Secretary-Melissa Connell's computer-for a Year as quoted by Adobe@\$232.88-based on Staff recommendation(s)-Approval Motion-Vice-Chairman McAleer-Second to Motion/Assessor Hammock-Assessor Smith voted by speaker phone for Motion Approval-Motion carried 4-0 vote.****

XIV. Attorney Comments: (NONE).

XV. Approval to Adjourn@11:46a.m.-based on Staff recommendation-Approval Motion-Vice-Chairman McAleer-Second to



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Motion/Assessor Smith-voted by speaker phone with Assessor Hammock voting for Approval-Motion carried 3-0 vote- (with Assessor Cudnohufsky abstaining from Motion vote).

****Please see Attachment pages following today's Minutes-Summary pages for additional information on meeting items.****

Date 9-19-2023 Chairperson _____ OR

Vice-Chairman _____ Secretary _____.

Attachment (9-7-23)
"Chief Appraiser Report"

minutes Attachment
(1)

SEPTEMBER 7, 2023

GOOD MORNING TO ALL,

AS THE MONTH OF SEPTEMBER COMES IN, WE CONTINUE TO VISIT THE APPEALS OF THE ASSESSMENT NOTICES.

THE TOTAL COUNT IS 1322. THERE ARE 733 ACTIVE APPEALS. WE HAVE RESOLVED 224, AND 76 THAT HAVE BEEN WAIVED. WE HAVE 289 UNDER A 30 DAY WINDOW.

THE APPRAISER'S OFFICE NEED TO PURCHASE THE NEW ADOBE VERSION SO THAT WE MAY BE ABLE TO EDIT AND REDACT SENSITIVE INFORMATION ON THE FORMS WE RECEIVE IN THE OFFICE.

DONNA CHAPMAN HAS ASKED IF WE COULD SHARE OUR SERVER.

THERE IS PROPERTY OWNED BY GOULET THAT HAS AN ADDRESS AND ISN'T NECESSARY. THERE IS NO IMPROVEMENT ON THE PROPERTY. THIS HAS CAUSED A PROBLEM BECAUSE THE ADDRESS SHOWS THE PREVIOUS OWNER. I HAVE BEEN ASKED TO REMOVE THE ADDRESS ONLY.

THE SALES RATIO THE DOAA WAS DELIVERED TO THE ASSESSOR ON THE 9TH DAY OF AUGUST. 29.63 IS THE RATIO FOR 2022. THE CHANGES WE MADE AFFECT THE APPRAISAL YEAR 2023. AS I WILL

DISCUSS FURTHER, THE METHODS WE EMPLOYED OVER THE PAST 3 YEARS DID NOT WORK AS WE HAD PLANNED. I WOULD RECOMMEND WE PROCEED WITH A COMPLETE RE-EVALUATION OF THE COUNTY. WE WILL ALSO NEED A NEW FLIGHT OVER THE COUNTY.

THE DEPARTMENT OF REVENUE WILL DO A DIGEST REVIEW FOR THE 2022 YEAR. BEN POPE WILL VISIT ON THE 13TH OF SEPTEMBER. WE HAVE THE MAJORITY OF THESE DOCUMENTS ON HAND.

THE OFFICE RECEIVED A CALL FROM TAXPAYER JOHNSON, MAP & PARCEL 75/55. MRS. JOHNSON EXPLAINED SHE DID NOT RECEIVE HER NOTIFICATION FOR THE YEAR. WE MAILED HER ONE WITH A 45 DAY TIME FOR APPEAL.

RESPECTFULLY I AM,

RGHOBBS

Attachment (9-7-23)

Pike County Tax Commissioner

Donna M Chapman

PO Box 217

Zebulon, GA 30295

Office: 770-567-2001

Fax: 770-567-2019

September 7, 2023

Pike County Board of Assessors
73 Jackson Street
Zebulon GA 30295

Dear Board of Assessors:

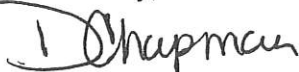
Currently my property tax system is through Harris Computer Systems. It is an outdated system (AS400) that I've had since 1999. For the past couple of years, getting the support I need has severely declined. Harris has an enhanced system called Smart Fusion which is Windows based. It seems that Smart Fusion is their focus and they want all of their customers to change over at a fee of over \$20,000.

When it took over 3 weeks to get the support needed to get 2 printers back up and running, I decided that a change was in order. I have chosen GA-TCS. This company is owned and ran by Gregg Reese and Tracy Thomas. These two guys were the backbone of WinGap, and they continue to support WinGap for the State. They decided to create a collection system for tax commissioners. The great thing about this system is that they are working on a way for my office and the assessor's office to exchange information; such as digest errors & reliefs or address changes. It is already phenomenal when it comes to taking the digest information from the assessors and putting it into the tax commissioner's system because the two systems are very compatible. With Harris, the assessors had to work through a list of errors because of the way they took in the information.

I am writing all of this to say that we would like to have access and use to the assessor's server. Being on the same server will allow us to transfer information in an easier manner. Wired Technology did not see any issues with it when I went to them a month ago about changing over and seeing what additional funds were going to be needed.

I appreciate your time and thank you for your consideration on the use of the server.

Sincerely,



Donna M Chapman
Pike County Tax Commissioner

Attachment (9-7-23)

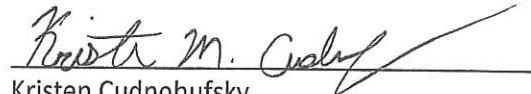
IN THE SUPERIOR COURT OF PIKE COUNTY
STATE OF GEORGIA

OATH OF OFFICE

COUNTY TAX ASSESSOR
O. C.G.A. 48-5-293,45-3-1

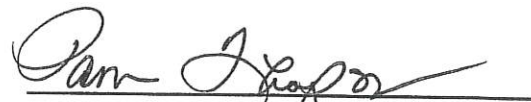
I, Kristen Cudnohufsky, do solemnly swear (or affirm) that I will faithfully and impartially perform the duties of Tax Assessor imposed upon me by the laws of this state.

I do further solemnly swear (or affirm) that I am not the holder of any unaccounted-for public money due this state; that I am not the holder of any office of trust under the government of the United States, any other state or any foreign state which I am by the laws of the state of Georgia prohibited from holding; and that I am otherwise qualified to hold said office according to the Constitution and laws of Georgia; and that I will support the Constitution of the United States and of this state, so help me God.


Kristen Cudnohufsky,
Tax Assessor
Pike County, Georgia

Affidavit and Filing Certificate of Clerk of Superior Court

I, Pam Thompson, Clerk of Superior Court of Pike County, administered the above-stated oath to Kristen Cudnohufsky, member of the Pike County Board of Tax Assessors on the 7th day of September, 2023.


Pam Thompson, Clerk Superior Court
Pike County Georgia

Filed in the Office of Clerk of Superior Court
of Pike County, Georgia on the 7th day of
September, 2023.



Attachment (#1)
9-2-23

FILED
RECORDED IN OFFICE
5/8/2023 01:55 PM
BK#1445 PG#147-148
FAM THOMPSON
CLERK OF SUPERIOR
COURT
PIKE COUNTY

2023 MAY -8 AM 11:48

[Signature]
FAM THOMPSON
CLERK

[Circular Stamp]
Pg. 1

PT283A Rev. 2/15

**APPLICATION AND QUESTIONNAIRE FOR CURRENT USE
ASSESSMENT OF BONA FIDE AGRICULTURAL PROPERTY**

To the Board of Tax Assessors of PIKE County: In accordance with the provisions of O.C.G.A. § 48-5-7.4, I submit this application and the completed questionnaire on the back of this application for consideration of current use assessment on the property described herein. Along with this application, I am submitting the fee of the Clerk of Superior Court for recording such application if approved.

Name of owner (individual(s), family owned farm entity, trust, estate, non-profit conservation organization or club) – The name of each individual and the percentage interest of each must be listed on the back of this application. For special rules concerning Family Farm Entities and the maximum amount of property that may be entered into a covenant, please consult the County Board of Tax Assessors

LECLERC MONIQUE

Owner's mailing address PO BOX 287	City, State, Zip WILLIAMSON, GA 30292	Number of acres included in this application. Agricultural Land: _____ Timber Land: _____
---------------------------------------	--	---

Properly location (Street, Route, Hwy, etc.) 0 WOOD CREEK RD	City, State, Zip of Property: , _____, _____	Covenant Acres 34.23 Total Acres 34.23
---	---	---

District 1	Land Lot 187	Sublot & Block	Recorded Deed Book/Page	List types of storage and processing buildings
---------------	-----------------	----------------	-------------------------	--

AUTHORIZED SIGNATURE

I, the undersigned, do hereby solemnly swear, covenant and agree that all the information contained above, as well as the information provided on the questionnaire, is true and correct to the best of my knowledge and that the above described property qualifies under the ownership and land use provisions of O.C.G.A. § 48-5-7.4. I further swear that I am authorized to sign this application on behalf of the owner(s) making application and that I have shown the percentage interest for each of the individuals having an ownership right to this property on the back of this application form. I am also aware that certain penalty provisions are applicable if this covenant is breached.

Signature of Taxpayer or Taxpayer's Authorized Representative

Date Application Filed

Sworn to and subscribed before me this 9th day of May 2023

Signature of Taxpayer or Taxpayer's Authorized Representative
(Please have additional taxpayers sign on reverse side of application)

Notary Public

If denied, Georgia law O.C.G.A. § 48-5-7.4 provides that the applicant may appeal in the same manner as other property appeals are made pursuant to O.C.G.A. § 48-5-311.

FOR TAX ASSESSORS USE ONLY

MAP & PARCEL NUMBER 038 051 A	TAX DISTRICT 01	TAXPAYER ACCOUNT NUMBER 10812	YEAR COVENANT: Begin: Jan 1, 2022 Ends: Dec 31, 2031
If transferred from Preferential Agricultural Assessment, provide date of transfer: _____	If applicable, covenant is a renewal for tax year: Begin: Jan 1, _____ Ends: Dec 31, _____ Pursuant to O.C.G.A. § 48-5-7.4(d) a taxpayer may enter into a renewal contract in the 9th year of a covenant period so that the contract is continued without a lapse for an additional 10 years.		If applicable, covenant is a continuation for tax year: Begin: Jan 1, _____ Ends: Dec 31, _____ If continuing a covenant where part of the property has been transferred, list Original Covenant Map and Parcel Number: _____

Approved: _____ Date: _____

Board of Tax Assessors

Date

Denied: _____ Date: _____ If denied, the County Board of Tax Assessors shall issue a notice to the taxpayer in the same manner as all other notices are issued pursuant to O.C.G.A. Section 48-5-306.

9-7-83
ALL APPLICANTS, other than single titled owners, must list below each individual's name that owns a beneficial interest in the property described in this application, the percentage interest of each, the relationship of each (if the applicant is a family farm entity), and all other information applicable to this application.

PG. 2

Each Person's Name having any beneficial interest in the property described in this application. (If this form does not contain sufficient lines to list all owners, please attach list providing all information requested for each individual.)	Relationship (complete only if application is for a family farm entity)	Percent interest owned in property in <u>this application</u> only	Counties where you own interest in property under other covenants and total acres in other conservation use covenants		Each owner's percent interest owned and number of acres owned by each under other covenants
Name / Relationship			County	Total Acres	% Interest / No of Acres

Check Appropriate Ownership Type:

- ☒ One or more natural or naturalized citizens.
- ☐ An estate of which the devisees or heirs are one or more natural or naturalized citizens. **BK:1445 PG:148**
- ☐ A trust of which the beneficiaries are one or more natural or naturalized citizens.
- ☐ A family owned farm entity (e.g., a family corporation, family partnership, family general partnership, family limited partnership, family limited corporation or family limited liability company. Percent (%) of gross income from bona fide conservation uses. _____ (including earnings on investments directly related to past or future bona fide conservation uses, within this state within the year immediately preceding the year in which eligibility is sought (include supporting tax records); provided, however, that in the case of a newly formed family farm entity, an estimate of the income of such entity may be used to determine its eligibility (include supporting estimate records.))
- ☐ Nonprofit conservation organization designated as a 501(c)(3) organization under the Internal Revenue Code. (Provide copy of IRS determination letter/chapter with application.)
- ☐ Bona fide club organized for pleasure, recreation, and other nonproftable purposes pursuant to Section 501(c)(7) of the Internal Revenue Code. (Provide copy of IRS determination letter/chapter with application.)

Check All Bona fide uses that apply and the percentage use, as they relate to the property described in this application.

- ☐ Raising, harvesting, or storing crops % _____
- ☐ Feeding, breeding, or managing livestock or poultry % _____
- ☐ Producing plants, trees, fowl, or animals (including the production of fish or wildlife) % _____
- ☒ Wildlife habitat of not less than ten (10) acres of wildlife habitat (either in its natural state or under management; no form of commercial fishing or fish production shall be considered a type of agriculture); % _____ (see board of tax assessors for appropriate documentation in accordance with O.C.G.A. Section 48-5-7.4(b)(2))
- ☐ Production of aquaculture, horticulture, floriculture, forestry, dairy, livestock, poultry, and apiarian products % _____
- ☐ Other _____

- ☐ Yes ☒ No Is this property or any portion thereof, currently being leased? (If yes, list the name of the person or entity and briefly explain how the property is being used by the lessee, as well as the percentage of the property leased.)
- ☐ Yes ☒ No Are there other real property improvements located on this property other than the storage and processing buildings listed on the front of this application? If yes, briefly list and describe these real property improvements.
- ☐ Yes ☒ No Are there any restrictive covenants currently affecting the property described in this application? If yes, please explain.
- ☐ Yes ☒ No Are there any deed restrictions on this property? If yes, please list the restrictions.
- ☒ Yes ☐ No Does the current zoning on this property allow agricultural use? If no, please explain.
- ☐ Yes ☒ No Is there any type business operated on this property? If yes please indicate business name & type of business.

• If this application is for property that is less than 10 acres in size, a taxpayer must submit additional relevant records providing proof of bona fide agricultural use.

• Although not required, the applicant(s) for a property having more than 10 acres may wish to provide additional information to assist the board of assessors in making their determination. This information may include:

(1) Plans or programs for the production of agricultural and timber products, (2) Evidence of participation in a government subsidy program for crops or timber. (3) Receipts that substantiate a bona fide conservation use, such as receipts for feed, equipment, etc. (4) Income tax records, such as copies of a previously filed Federal Schedule F or the appropriate entity return (e.g., Federal Form 1065, 1120, etc.)

• The Board of Tax Assessors can only deny an application if the use of the property does not meet the definition of bona fide agricultural property or if the ownership of the property is not in compliance with O.C.G.A. § 48-5-7.4.

APPLICATION FOR RELEASE OF CURRENT USE ASSESSMENT OF BONA FIDE AGRICULTURAL PROPERTY

I, the owner of the above described property, having satisfied all applicable taxes and penalties associated with the covenant above, do hereby file this application for release of current use assessment with the county board of tax assessors. Pursuant to O.C.G.A. § 48-5-7.4(w), no fee is required for the clerk of superior court to file and index this release in the real property records of the clerk's office.

Sworn to and subscribed before me
This ____ day of _____, _____

Taxpayer's Authorized Signature

Approved by: Board of Tax Assessors

Notary Public

Date Filed

Date Approved

Attachment (9-7-23)

+ 87
128 Total

List #1
Pg. 1

30 Days Mailed on 9/01/2023

TOTAL # 61

LASTNAME	APPEAL_YI	PARCEL_NO	APPEAL VALUI	CHANGED	VALUE	TOTAL
ADAMS	2023	027 025	\$ 396,717	\$	361,361	\$ 35,356
ADDIS	2023	046 019 A	\$ 393,494	\$	335,200	\$ 58,294
ARD	2023	084 076	\$ 126,978	\$	113,557	\$ 13,421
ARD	2023	096 008 A	\$ 474,496	\$	436,990	\$ 37,506
BISHOP	2023	021 001 B	\$ 424,174	\$	400,000	\$ 24,174
CALDWELL	2023	077 044 B	\$ 200,549	\$	200,549	\$ -
CALLAHAN	2023	097 005	\$ 397,963	\$	377,230	\$ 20,733
CHAMBLEY	2023	078 030	\$ 106,835	\$	97,216	\$ 9,619
CHAMBLEY	2023	078 032	\$ 309,209	\$	284,472	\$ 24,737
CHAMBLEY	2023	079 037 A	\$ 34,392	\$	32,533	\$ 1,859
CHAMBLEY	2023	079 037 B	\$ 197,032	\$	181,155	\$ 15,877
CLARK	2023	046 022	\$ 258,104	\$	226,989	\$ 31,115
COKER	2023	082A 021	\$ 143,748	\$	114,950	\$ 28,798
COKER	2023	082A 023	\$ 39,704	\$	39,704	\$ -
CONKLIN	2023	045 018 A	\$ 532,995	\$	498,872	\$ 34,123
CONNEL	2023	058 049 G	\$ 150,500	\$	134,639	\$ 15,861
COOK	2023	044 005 K	\$ 665,680	\$	618,750	\$ 46,930
COOK	2023	050 012 K	\$ 469,253	\$	419,813	\$ 49,440
COULTER	2023	026 233	\$ 456,544	\$	431,246	\$ 25,298
CRAFT	2023	045 017	\$ 492,626	\$	437,842	\$ 54,784
EDWARDS	2023	082A 022	\$ 131,553	\$	121,595	\$ 9,958
EDWARDS	2023	082A 110	\$ 207,164	\$	194,816	\$ 12,348
ELKINS	2023	062 268	\$ 562,930	\$	497,180	\$ 65,750
ELLINGTON	2023	030 014 H	\$ 526,603	\$	465,087	\$ 61,516
GIBBS	2023	031 064	\$ 227,575	\$	196,577	\$ 30,998
GIBBS	2023	031 084	\$ 227,575	\$	196,577	\$ 30,998
GIBBS	2023	045 021	\$ 406,421	\$	369,011	\$ 37,410
GILHAM	2023	042B 082	\$ 262,986	\$	242,279	\$ 20,707
GILHAM	2023	042B 082	\$ 262,986	\$	242,279	\$ 20,707
GREEN	2023	094 005	\$ 764,356	\$	728,214	\$ 36,142
HANSON	2023	062 219	\$ 400,119	\$	375,321	\$ 24,798
HATCHETT	2023	032 007	\$ 180,268	\$	150,639	\$ 29,629
HEIDLE	2023	026 242	\$ 300,337	\$	285,363	\$ 14,974
HILL	2023	033 002 C	\$ 460,361	\$	393,594	\$ 66,767
HUDDLESTON	2023	026 232	\$ 337,064	\$	314,823	\$ 22,241
HUGHLEY	2023	068 043	\$ 161,234	\$	145,732	\$ 15,502
JOHNSTON	2023	062 238	\$ 412,990	\$	379,242	\$ 33,748
LANDERS	2023	062 259	\$ 359,874	\$	340,414	\$ 19,460
LESTER	2023	026 229	\$ 312,428	\$	290,558	\$ 21,870
LONG	2023	062 226	\$ 555,688	\$	523,992	\$ 31,696
NICEWANDER	2023	021 007 C	\$ 385,911	\$	359,969	\$ 25,942
NICHOLS	2023	063 392	\$ 532,600	\$	497,971	\$ 34,629
ODUM	2023	025 103	\$ 270,124	\$	263,318	\$ 6,806

list #1
Pg. 2

LASTNAME	APPEAL_YI	PARCEL_NO	APPEAL VALUI	CHANGED	VALUE	TOTAL
PHILLIPS	2023	083 062	\$ 556,316	\$	513,606	\$ 42,710
PILKENTON	2023	035 017 B	\$ 206,015	\$	187,455	\$ 18,560
PRESLESKI	2023	025 124	\$ 355,244	\$	302,302	\$ 52,942
RICHMOND	2023	035 003	\$ 422,302	\$	379,959	\$ 42,343
ROHDE	2023	063 281	\$ 432,472	\$	396,478	\$ 35,994
SCHOENTAG	2023	025 118	\$ 370,411	\$	324,889	\$ 45,522
SCOTT	2023	033 005	\$ 233,960	\$	201,014	\$ 32,946
SMITH	2023	047 004 B	\$ 264,946	\$	228,875	\$ 36,071
SONNY'S PROPERTIES	2023	043 012	\$ 88,941	\$	84,295	\$ 4,646
SONNY'S PROPERTIES	2023	043 013	\$ 114,950	\$	107,205	\$ 7,745
STONE	2023	091 003 A	\$ 211,733	\$	211,733	\$ -
TURNER	2023	059 010 A	\$ 281,684	\$	262,121	\$ 19,563
WALKER	2023	063 327	\$ 523,100	\$	453,800	\$ 69,300
WHITMAN	2023	043 043 A	\$ 390,039	\$	359,010	\$ 31,029
WILLIAMS	2023	017 011	\$ 128,297	\$	29,648	\$ 98,649
WILLIAMS	2023	017 012	\$ 134,799	\$	28,826	\$ 105,973
WILLIAMS	2023	017 013 A	\$ 181,462	\$	171,253	\$ 10,209
WILLIAMS	2023	017 013 NL	\$ 168,694	\$	142,750	\$ 25,944
			\$ 19,585,505	\$	17,702,838	\$ 1,882,667

30 Days Mailed on 8/25/2023

Total # 67

LAST NAME	APPEAL_YR	PARCEL_NO	APPEAL VALUE	CHANGED VALUE	TOTAL
ANTHONY	2023	061 014 A	\$ 411,831	\$ 360,421	\$ 51,410
AYERS	2023	072 012	\$ 328,792	\$ 287,362	\$ 41,430
BISHOP	2023	047 025 H	\$ 274,491	\$ 251,644	\$ 22,847
BLOUNT	2023	042B 112 A	\$ 130,106	\$ 120,794	\$ 9,312
BRADFORD	2023	042 016 AN	\$ 248,353	\$ 230,446	\$ 17,907
BRANNON	2023	047 025 GA	\$ 448,324	\$ 426,052	\$ 22,272
BRANNON	2023	047 025 GB	\$ 166,672	\$ 144,884	\$ 21,788
BROOM	2023	045 024 A	\$ 505,186	\$ 425,696	\$ 79,490
BROWN	2023	043 011 A	\$ 201,188	\$ 179,418	\$ 21,770
BROWN	2023	043 118	\$ 535,095	\$ 493,902	\$ 41,193
BUFFINGTON	2023	053 010 W	\$ 206,097	\$ 165,609	\$ 40,488
BURDEN	2023	042A 082	\$ 78,246	\$ 69,818	\$ 8,428
BUSBY	2023	060 037	\$ 124,336	\$ 44,756	\$ 79,580
BUSBY	2023	060 052	\$ 280,359	\$ 256,923	\$ 23,436
CAIRNS	2023	082A 056	\$ 351,508	\$ 240,406	\$ 111,102
COLLIER	2023	066 006	\$ 37,469	\$ 34,222	\$ 3,247
CUNNINGHAM	2023	066 033	\$ 179,480	\$ 166,880	\$ 12,600
DALTON	2023	066 037	\$ 231,846	\$ 208,182	\$ 23,664
DAVIS	2023	088 066	\$ 242,311	\$ 223,654	\$ 18,657
DEERFIELD	2023	042B 046	\$ 259,555	\$ 239,476	\$ 20,079
DENTON	2023	026 035 A	\$ 477,202	\$ 443,566	\$ 33,636
DENTON	2023	026 035 C	\$ 315,426	\$ 289,399	\$ 26,027
DUPREE	2023	048 033	\$ 136,891	\$ 119,719	\$ 17,172
DUTY	2023	044 005 I	\$ 500,337	\$ 456,186	\$ 44,151
ELDER	2023	064 036	\$ 238,878	\$ 198,020	\$ 40,858
ELLINGTON	2023	097 001 RB	\$ 252,864	\$ 229,959	\$ 22,905
ENGLISH	2023	071 024 E	\$ 352,364	\$ 298,171	\$ 54,193
FLOWERS	2023	065 039	\$ 413,604	\$ 377,580	\$ 36,024
GARNER	2023	014 006 QA	\$ 109,726	\$ 91,516	\$ 18,210
GARNER	2023	027 019	\$ 611,691	\$ 597,271	\$ 14,420
HALL	2023	091 029	\$ 476,896	\$ 476,896	\$ -
HALL	2023	065 002 B	\$ 762,231	\$ 539,831	\$ 222,400
HAMPTON	2023	094 021	\$ 356,471	\$ 325,066	\$ 31,405
HARSVELD	2023	054 001 A	\$ 372,095	\$ 336,055	\$ 36,040
HARVEY	2023	039 006 A	\$ 446,584	\$ 417,741	\$ 28,843
HARWELL	2023	041 005 A	\$ 457,331	\$ 414,166	\$ 43,165
HELANDER	2023	088 063	\$ 280,812	\$ 237,694	\$ 43,118
HOOTEN	2023	041 016	\$ 197,522	\$ 182,002	\$ 15,520
HUDSON	2023	064 002 E	\$ 617,806	\$ 574,626	\$ 43,180
INGRAM	2023	077 034	\$ 30,352	\$ 22,000	\$ 8,352
JOHNSON	2023	088 014	\$ 213,780	\$ 199,107	\$ 14,673
JONES	2023	039 009	\$ 249,745	\$ 225,555	\$ 24,190
KELLEY	2023	062A 046	\$ 131,407	\$ 118,007	\$ 13,400

list #2
Pg. 2

8/25/2023

PAGE 2

LAST NAME	APPEAL_YR	PARCEL_NO	APPEAL VALUE	CHANGED VALUE	TOTAL
KELLY	2023	053 010 I	\$ 177,358	\$ 163,870	\$ 13,488
LABERGE	2023	043 063 C	\$ 437,741	\$ 424,766	\$ 12,975
LANDERS	2023	080 008 B	\$ 244,340	\$ 154,486	\$ 89,854
MABRY	2023	082A 077	\$ 120,461	\$ 107,741	\$ 12,720
MCDANIEL	2023	071 026	\$ 289,013	\$ 261,953	\$ 27,060
MCDANIEL	2023	089 080	\$ 684,243	\$ 479,576	\$ 204,667
MCLEAN	2023	044 004	\$ 573,681	\$ 537,808	\$ 35,873
PITTS	2023	076 215	\$ 271,859	\$ 242,987	\$ 28,872
PRATER	2023	086 132	\$ 298,955	\$ 265,327	\$ 33,628
RAMBLEWOOD	2023	042B 111	\$ 120,566	\$ 108,100	\$ 12,466
REESE	2023	065 205	\$ 290,288	\$ 232,325	\$ 57,963
RICE	2023	073 003 C	\$ 474,638	\$ 426,120	\$ 48,518
RIDLEY	2023	045 038	\$ 196,636	\$ 169,190	\$ 27,446
ROACH	2023	071 308	\$ 432,848	\$ 400,480	\$ 32,368
ROLES	2023	044 009 A	\$ 505,999	\$ 457,628	\$ 48,371
STECK	2023	044 015	\$ 454,042	\$ 405,434	\$ 48,608
THOMPSON	2023	067B 141	\$ 71,811	\$ 63,939	\$ 7,872
TODD	2023	076 049	\$ 546,649	\$ 492,149	\$ 54,500
TUCKER	2023	039 050	\$ 588,802	\$ 757,503	\$ (168,701)
TURNER	2023	072 013 E	\$ 226,524	\$ 207,736	\$ 18,788
UPSON	2023	048 023 C	\$ 303,371	\$ 282,100	\$ 21,271
WALKER	2023	044 001 D	\$ 772,300	\$ 708,820	\$ 63,480
WALLER	2023	088 057	\$ 117,588	\$ 99,692	\$ 17,896
WORWA	2023	061 013	\$ 235,168	\$ 211,249	\$ 23,919
			\$ 21,678,141	\$ 19,401,657	\$ 2,276,484

(Attachment 9-7-23)

List #3

WAIVERS SIGNED	TOTAL #20
SMITH	061 023 B
GOODMAN	042B 087
PERKINS	079 031
FOSTER	042A 015
BYRD	095 058 B
LYNCH	067A 006
LEWIS	076 090
CLINE	088 041 A
MATTHEWS	093 034 B
TURNER	072 013 E
GADDY	079 030
ELDER	064 036
COCHRAN	083 031 D
BECKHAM	058 001
TOOTLE	066 014
JOHNSON	079 035 A
CALDWELL	077 044 B
WALKER	044 001 D
ODOM	058 049 H
MADDOX	093 110

CUVA'S IN LIEU OF AN APPEAL

027-019: GARDNER

091-029: HALL

039-050: TUCKER

026-035 A: DENTON

CUVA RENEWAL

070-005 B: KING

<< Top < Prev Next > End >> Account Number 7104 Duplicate ☒ Notice ☐ Special District Field Check ☐
PIN (1) 078-001-E (Webb) Tax District 01-Unincorporated Returned Mail ☐
Alt PIN Asmt Reason Revaluation Abatement ☐
Parent PIN Web Url

Street Information

House #	Ext	Dir	Street Name	Type	Post
1400			MCKINLEY	RD	

Units	U-Type	Latitude	Longitude	Zip Code

Property Information

LL 193 LD 8 GMD Zoning

Legal: 1400 MCKINLEY ROAD LOT 5

Neighborhood MCKINLEY ESTATES

Lendor Total Acres 10.30

Subdivision MCKINLEY ESTATES

Lot 5 Blk Sec Phse

Exemption Information

Homestead S1 - REGULAR

Covenant

CUV YR	CUV Val	CUV Exmt	Res Trans Val
2023	7,670	56,900	0

HS App Date	Float Base1	Float Cur1	Float Base2	Float Cur2	State HS Val	299(c) Value	299(c) Year
01/22/2003	0	0	0	0	0	0	0

Values

Previous	292,833	Edit
Current	382,533	
Return	0	
Cur-MAV	0	
Prev-MAV	0	Edit
TAD Base	0	Edit

382,533	FMV	MAV
Land (1)	80,129	0
* Res Imp (1)	302,404	0
Com Imp	0	0
Acc Imp	0	0

Edit Information

Data Entry emily Edit History

Review 08/22/2023 COA History

Appraiser GREG HOBBS

Alternate EMILY MORRIS

History ☐ R/

2021	269,560
2020	228,206
2019	228,206

Est Tax PIN History

Prebill	Timber
Future	Agent
Personal	Appointment
Transfer Items	Growth
Transfer	Custom Flags
Sales (7)	Stats
Permits	BPC
Appeals	Routing
Dup Items	
Bus Lic	
Income	
ACO	
Third Party	
Documents	

Comments ☐ Comment Flag ☐ Mask Photo Export

CUVA DENY ONLY HAS 8 ACRS TO QULAFIE AFTER HOUSE IS TAKEN OUT
NEED ADDITIONAL INFORMATION
EM 06-06-2023
OLD ADDRESS 396

09/12/2023 11:34:23

Cancel Delete New Apply OK

078 001 E
2023 PIKE County Board of Assessors
9/12/2023 11:34:04 AM
Acct # 7104
melissa

Owner Information

WEBB THOMAS S &
WEBB SHELLEY L
1400 MCKINLEY RD
ZEBULON, GA 30295

General Property Information

SITUS
1400 MCKINLEY RD
LEGAL
1400 MCKINLEY ROAD LOT 5
Tax District
UNINCORPORATED
Total Acres
10.30
Zoning
LL
Unit
Return Value
0

Homestead
CUV 2023
Acc/Des
2C-
3.889760

S1
7670
2022 : 292,833
2020 : 228,206
2021 : 269,560
2019 : 228,206

TOPOGRAPHY - .00
CORNER - .00
VIEW - .00
WATER - .00
TRANSITIONAL - .00
NEIGHBORHOOD - .00
OTHER - 1.00
MCKINLEY ESTATES - 1.00

CUVA DENY ONLY HAS 8 ACRES TO QUALIFIE AFTER HOUSE IS TAKEN OUT NEED ADDITIONAL INFORMATION ; EM 06-06-2023 ; OLD ADDRESS 396

SALES INFORMATION									
Grantee	Grantor	Date	Deed Book	Plat Book	Saleprice	CS	Mkt Value	Reason	
WEBB THOMAS S &	WEBB THOMAS S &	05/08/2013	929 210			0 V1		0 CU	
WEBB THOMAS S &	WEBB THOMAS S & SHELLEY L	04/19/2013	927 206			0 V1		0 CU	
WEBB THOMAS S & SHELLEY L	WEBB THOMAS S	02/06/2009	782 141	016 117		0 V1		0 QC	

LAND INFORMATION					
CS	Land Use	Productivity	ACRES	Unit Value	UnAdj Value
V4	AG LAND 1	2	2.73	2,000	5,460
V4	AG LAND 1	4	4.01	2,000	8,020
V4	AG LAND 1	5	0.67	2,000	1,340
V4	WOODLAND	5	0.89	2,000	1,780
A4	SMALL PARCEL	1	2.00	2,000	4,000

CONSERVATION USE LAND INFORMATION					
Land Use	Productivity	ACRES	Unit Value	Adjustment	Value
Agland 93	2	2.73	1,096	1.00	2,992
Agland 93	4	4.01	897	1.00	3,597
Agland 93	5	0.67	787	1.00	527
Timberland 93	5	0.89	623	1.00	554

078 001 E
Review: 8/22/2023 by GREG HOBBS/EMILY MORRIS
Page 1 of 2

9-7-23
Item # F.
Webb

(9.2)

APPLICATION FOR HOMESTEAD EXEMPTION

Homestead Year: 2021

The homestead exemptions provided for in this Application form are those authorized by Georgia law. Counties are authorized to provide for local homestead exemptions that may vary from the ones shown or in accordance with O.C.G.A. Section 48-5-311.

SECTION A

List below the address of any other property where you or your spouse have applied for and been granted a homestead exemption of the current year:

Are you and your spouse a Georgia resident, US citizen or alien with legal authorization from the US Immigration and Naturalization Service?

If you are a non-citizen with legal authorization from the US Immigration and Naturalization Service, please provide your Legal Alien Registration #

YES [] NO [X]

Applicant Name MARTINEZ OSMAN

Street Address	6184 NEW HOPE RD	Spouse:	Name
City State Zip	MILNER, GA 30257	Street Address	
Social Security No	***-**-****	City State Zip	
Year of Birth		Social Security No	***-**-****
County where registered to vote:		Year of Birth	
County where car is registered:		County where registered to vote:	

If you answer Yes to Question #1, please follow the instructions to determine if you qualify for an increased homestead amount. Please see Tax Commissioner or Receiver for additional information and qualifications requirements.

1. [] YES	Were you or your spouse age 62 or older as of Jan 1 of the year of this application? Go to Sections C1 and/or C2 on the back of this application to determine whether you meet certain gross and net income requirements.
2. [] YES	Is the applicant or spouse a 100% disabled veteran or is the applicant the unmarried surviving spouse of a 100% disabled veteran?
3. [] YES	Are you the unmarried surviving spouse of a US service member killed in action?
4. [] YES	Are you the unmarried surviving spouse of a firefighter or peace officer killed in the line of duty?

SECTION B

PROPERTY INFORMATION

Location of Property (Street Address):	6184 NEW HOPE RD	Lot Size or Number of Acres:	2.00
Date Property Purchased:	10/26/2020	Map/Parcel Number:	088 063 A
Purchased Price	355,000	Land Lot:	163
Kind of Title Held		Deed Recorded:	1269 19
Is any part of the property used for business purposes? [] YES [] NO		Is any part of the property rented? [] YES [] NO	
If yes, what kind of business & how much of the property is used?		If yes, what kind is rented?	

AFFIDAVIT OF APPLICANT

I, the undersigned, do solemnly swear that the above settlements made in support of this application are true and correct, that I am the bona fide owner of the property described in this application, that I actually occupied same on January 1 of the year for which application is made, that I am an eligible applicant for the homestead exemption applied for, qualifying or meeting the definition of the word "applicant" as defined in O.C.G.A. Section 48-5-40 and that no transaction has been made in collusion with another for the purpose of obtaining a homestead exemption contrary to law. Sworn to and subscribed to before me, this 15 day of May, 2021.

Tax Commissioner*or Receiver

THIS SECTION TAX ASSESSOR USE ONLY:

[] APPROVED [] DENIED

Board of Tax Assessors

Date

CODE AMOUNT

STATE TAX >>

COUNTY TAX >>

SCHOOL TAX >>

Pg. 4

FILED IN OFFICE
CLERK OF COURT
10/27/2020 12:07 PM
PAM THOMPSON, CLERK
SUPERIOR COURT
PIKE COUNTY, GA

Pam Thompson

REAL ESTATE
TRANSFER TAX
PAID: \$355.00

#7 Attachment
Item

88/63-A

Return to:
Law Office of Kevin R. Hurt
570 Thomaston Street
Zebulon, Georgia 30295

EXECUTOR'S DEED UNDER POWER

State of Georgia
Pike County:

THIS INDENTURE, made this 26th day of October, 2020, between

**Charles Stevenson Rush, Jr., as Executor of the Estate of Charles Stevenson
Rush, Sr., deceased,**

of Upson County, Georgia, party of the first part, known as "Grantor" and

Osman Martinez,

of Butts County, Georgia, party of the second part, known as "Grantee."

WITNESSETH:

Grantor, for and in consideration of **TEN DOLLARS (\$10.00) AND OTHER
GOOD AND VALUABLE CONSIDERATION** does hereby grant, bargain, sell, and
convey unto said Grantee, his heirs, executors and assigns, the following described real
estate:

All that tract or parcel of land containing 2.00 acres, more or less, lying and
being in Land Lot 163 of the 2nd Land District of Pike County, Georgia, and
being more particularly shown and designated as TRACT 2 - 2.00 ACRES
according to that certain plat of survey entitled "Survey for Charles S. Rush,
Sr.", dated April 13, 2001, prepared by Mark D. Pressley Georgia Registered
Professional Land Surveyor #2777, a copy of which said plat is recorded in Plat
Book 18, Page 127, clerk's Office, Superior Court, Pike County, Georgia, and
which said plat, together with the metes, bounds, courses and distances as
shown thereon with respect to the said 2.00 acres, is by this reference
incorporated herein in aid of this description as fully as if copied at length
herein.

Attachmont - Item (#17) 9/7/23

<< Top < Prev Next > End >> Account Number 5817 Duplicate ☒ Notice ☐ Special District Field Check ☐
PIN (1) 071 - 005-A (King) Tax District 01 - Unincorporated Returned Mail ☐
Alt PIN Asmt Reason Revaluation Abatement ☐
Parent PIN Web Url

Street Information

House # Ext Dir Street Name Type Post
9495 GA HWY 109
Units U-Type Latitude Longitude Zip Code

Values

Previous 318,707 Edit
Current 417,017
Return 0
Cum-MAV 0
Prev-MAV 0 Edit
TAD Base 0 Edit

History

2021 284,070
2020 235,314
2019 235,314

☐ R/

Property Information

LL 246 LD 8 GMD Zoning
Legal : 9495 GA HWY 109
Neighborhood
Lendor Total Acres 13.01
Subdivision
Lot Blk Sec Phse

Exemption Information

Homestead S1 - REGULAR
Covenant
CUV YR 2023
CUV Val 9,463
CUV Exmt 62,563
Res Trans Val 0
HS App Date 06/04/1998
Float Base1 0
Float Curr1 0
Float Base2 0
Float Curr2 0
State HS Val 0
299(c) Value 0
299(c) Year 0

417,017 FMV MAV

Land (1)	85,110	0
* Res Imp (1)	322,944	0
Com Imp	0	0
Acc Imp (1)	8,963	0

Edit Information

Data Entry emily Edit History
Review 03/26/2013 COA History
Appraiser GREG HOBBS
Alternate

Prebill	Timber
Future	Agent
Personal	Appointment
Transfer Items	Growth
Transfer	Custom Flags
Sales (4)	Stats
Permits	BPC
Appeals	Routing
Dup Items	
Bus Lic	
Income	
ACO	
Third Party	
Documents	

Comments ☐ Comment Flag

☐ Mask Photo Export

CUVA APPROVED 06-06-2023 EM
OLD ADDRESS 208
ADDED 2.54 ACS FROM 070-005B PB 30-42 FOR 2013

Attachment (9-7-23)

PIKE County Board of Assessors
P O BOX 377
73 JACKSON STREET
ZEBULON GA 30295
(770)567-2002

Item
#1

PT-306 (revised May 2018)

Official Tax Matter - 2023 Tax Year

This correspondence constitutes an official notice of ad valorem assessment for the tax year shown above.

Annual Assessment Notice Date: 9/7/2023**Last date to file a written appeal: 10/22/2023******* THIS IS NOT A TAX BILL - DO NOT SEND PAYMENT *****

County property records are available online at:
www.qpublic.schneidercorp.com/ga/pike

JACKSON TOMMY L & LISA A
312 HERITAGE LAKE DR

GRIFFIN GA 30224

The amount of your ad valorem tax bill for the year shown above will be based on the Appraised (100%) and Assessed (40%) values specified in BOX 'B' of this notice. You have the right to submit an appeal regarding this assessment to the County Board of Tax Assessors. If you wish to file an appeal, you must do so in writing no later than 45 days after the date of this notice. If you do not file an appeal by this date, your right to file an appeal will be lost. Appeal forms which may be used are available at <http://dor.georgia.gov/documents/property-tax-appeal-assessment-form>.

At the time of filing your appeal you must select one of the following appeal methods:

- (1) County Board of Equalization (value, uniformity, denial of exemption, or taxability)
- (2) Arbitration (value)
- (3) County Hearing Officer (value or uniformity, on non-homestead real property or wireless personal property valued, in excess of \$500,000)

All documents and records used to determine the current value are available upon request. For further information regarding this assessment and filing an appeal, you may contact the county Board of Tax Assessors which is located at P O BOX 377 73 JACKSON STREET ZEBULON, GA 30295 and which may be contacted by telephone at: (770) 567-2002. Your staff contacts are GREG HOBBS and OFFICE STAFF.

Additional Information on the appeal process may be obtained at <http://dor.georgia.gov/property-tax-real-and-personal-property>

Account Number	Property ID Number	Acreage	Tax Dist	Covenant Year	Homestead
7740	074 216	2.96	01		Yes-S1

Property Description**Property Address**

312 HERITAGE LAKE DR

	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value
100% <u>Appraised</u> Value	0	52,500	688,640	0
40% <u>Assessed</u> Value	0	21,000	275,456	0

Reasons for Assessment Notice

REVALUATION; New Residential Improvement added.;

The estimate of your ad valorem tax bill for the current year is based on the previous or most applicable year's millage rate and the fair market value contained in this notice. The actual tax bill you receive may be more or less than this estimate. This estimate may not include all eligible exemptions.

Taxing Authority	Other Exempt	Homestead Exempt	Net Taxable	Millage	Estimated Tax
County	0	2,000	273,456	11.986000	3,277.64
School M & O	0	2,000	273,456	15.740000	4,304.20
School Bond	0	0	275,456	1.292000	355.89
Total Estimated Tax					\$7937.73

(9-17-23) Attachment - Per. Prop. Intention.



August 21, 2023

PIKE County Board of Assessors
PO Box 377
73 Jackson Street,
Zebulon, GA 30295

Re: Appeal for 2023 Assessment as Tax Payor filed in Error

Sirs:

We would like to amend our 2023 return as a clerical mistake was made as the equipment in question was not in Pike County, but in the positions reported in the table below according to our Fleet Complete GPS location Identification software application.

Position			
Asset	Date	City	Province/State
AC264	2023-01-01	Phenix City	AL
BOR339	2023-01-01	Phenix City	AL
BOR342	2023-01-01	Phenix City	AL
BOR343	2023-01-01	Phenix City	AL
BOR357	2023-01-01	Phenix City	AL
BOR408	2023-01-01	Phenix City	AL
BOR420	2023-01-01	Columbus	GA
BOR460	2023-01-01	Smiths Station	AL
BOR461	2023-01-01	Smiths Station	AL
BOR462	2023-01-01	Phenix City	AL
EX349	2023-01-01	Phenix City	AL
EX361	2023-01-01	Phenix City	AL
EX383	2023-01-01	Phenix City	AL
EX385	2023-01-01	Smiths Station	AL
WP414	2023-01-01	Smiths Station	AL

Apologies for our mistake.

Sincerely

A handwritten signature in black ink, appearing to read "Phil Seeherman", written in a cursive style.

Phil Seeherman
CFO

1220 American Blvd, Suite 2, West Chester, PA 19380

9/7/23 Attachment
Item #6. Personal Property

APPEAL WAIVER AND RELEASE

Control # _____

Date: August 8, 2023

PIN _____

Acct # 19571Owner: MCM GRADING LLC

Address

P.O. BOX 263
C/O JASON MASK
BROOKS, GA 30205

I the undersigned after consulting with all parties do hereby cease and waive any appeal filed with the PIKE County Board of Tax Assessors for tax year 2023 and do not wish to pursue any further action for this year.

Signed: 

(Taxpayer or Taxpayer's Agent)

Date: Aug 10 23

Both parties (County and taxpayer) agree that:

• the fair market value to be		** <u>1,084,061</u>
• the property to be:	<input type="checkbox"/> taxable	<input type="checkbox"/> not taxable
• the property to be assessed:	<input type="checkbox"/> uniform	<input type="checkbox"/> not uniform
• the property for homestead exemption sought: <u>DS</u>	<input type="checkbox"/> qualifies	<input type="checkbox"/> does not qualify
• the property for special assessment sought:	<input type="checkbox"/> qualifies	<input type="checkbox"/> does not qualify
• a breach of covenant:	<input type="checkbox"/> has occurred	<input type="checkbox"/> has not occurred
• action on Submitted Appraisal:	<input type="checkbox"/> accepted	<input type="checkbox"/> rejected

Does this agreement constitute a 299(c) event? _____ If Yes, for tax years _____, _____, & _____.

** Value Information

Original FMV

2,447,238

Adjustment

Approved by Chief Appraiser:

Signed: _____

(Chief Appraiser)

Date: _____

Approved by board of tax assessors:

Signed: _____

(Chairman)

Date: _____

Copy to be mailed to property owner, original to be filed in the appeal file.

Date Mailed to Property Owner: _____

Via: ☐ Mail, ☐ Hand Delivery, ☐ Electronic

Attachment (4/7/22)

Debt BOA
plane acct.
for 23
9/7/23

Per. Prop

Item H.O.

IMPORTANT MESSAGES - PLEASE READ

1 + 22(?) Duplicate
acct. see
acct. #19640
for 22 & 23
(taxes)

Thanks
M. Connel

Donna Chapman
Pike County Tax Commissioner
P.O. Box 217

Zebulon, GA 30295-0217
770-567-2001

Copy

MCKIBBEN EDWIN T & STANLEY
JAMES
110 OAKVIEW RD
RAINS SC 29589

Out of
State

2022 AD VALOREM TAX NOTICE FOR REAL AND PERSONAL PROPERTY

BILL NUMBER		MAP NUMBER		PROPERTY DESCRIPTION	
2022 007063		P1 19126		AIRPLANE	
FAIR MARKET VALUE		ASSESSED VALUE	HOMESTEAD CODE	TAX DISTRICT	PROPERTY ACCOUNT
44,000		17,600		01	19126P22
TAX ENTITY		EXEMPTION	NET ASSESSMENT	TAX RATE	TAX AMOUNT
COUNTY M&O			17,600	11.986	210.95
SCHOOL M&O			17,600	15.740	277.02
SCHOOL BND			17,600	1.292	22.74
TOTAL TAXES					510.71
INTEREST					29.47
LATE FEES					12.00
PENALTY					25.53
BACK TAXES					2,358.92
PAYMENTS RECEIVED					
TOTAL DUE					2,936.63
DATE DUE					12/20/2022

SALES TAX CREDIT SAVINGS 43.40

MCKIBBEN EDWIN T & STANLEY
JAMES
110 OAKVIEW RD
RAINS SC 29589

Please address all payments to

Donna Chapman
Pike County Tax Commissioner
P.O. Box 217

Zebulon, GA 30295-0217

Please place this bill number on your check ->	2022 007063
ACCOUNT NUMBER	19126P22
AMOUNT DUE	2,936.63
AMOUNTS VALID THROUGH	07/20/2023
DUE DATE	12/20/2022
Please make check or Money Order Payable to: Pike County Tax Commissioner	
If a receipt is desired, please furnish a stamped, self-addressed envelope with your payment.	
Please Note: If taxes are to be paid by your mortgage company, send them this portion only.	

9/7/23 Attachment - Per. Prop.
(Item # 216)

PT-306C (revised Jan 2016)

PIKE County Board of Assessors
P O BOX 377
73 JACKSON STREET
ZEBULON GA 30295
(770)567-2002



Official Tax Matter - 2023 Tax Year

This correspondence constitutes an official notice of ad valorem assessment for the tax year shown above.

Assessment Notice Date: 9/7/2023

**Last date to file a written continuation of appeal:
10/07/2023**

*** This is not a tax bill - Do not send payment ***

County property records are available online at:
www.qpublic.schneidercorp.com/ga/pike

CIRCLE R FEED & SUPPLY
P O BOX 284
C/O JOHNNY BERTRAM
521 THOMASTON ST
ZEBULON GA 30295

The Board of Assessors has reviewed your appeal of the valuation or denial in question and has made adjustments in the current year assessment. **The adjusted current year assessment is indicated in 'BOX B' of this notice.** You have the right to continue your appeal to the previously selected appellant entity by filing a written request for appeal continuation, to the County Board of Assessors at the address shown above, no later than the date shown above as the **'Last date to file written continuation of appeal'**.

All documents and records used to determine the current value are available upon request. For further information regarding this assessment and filing a continuation of the appeal, you may contact the county Board of Tax Assessors which is located at P O BOX 377 73 JACKSON STREET ZEBULON, GA 30295 and which may be contacted by telephone at: (770) 567-2002.

Your appraisal staff contacts are **GREG HOBBS** and **OFFICE STAFF**.

If you are satisfied with the adjusted value on this notice, no action is required. The amount of your final ad valorem tax bill for the tax year shown will be based on the adjusted values specified in this notice.

Additional information on the appeal process may be obtained at <http://dor.georgia.gov/property-tax-real-and-personal-property>

Account Number		Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
17867		067A 040			06		
Property Description							
Property Address		16 PECAN ST Unit:					
Taxpayer Returned Value		Previous Year Fair Market Value		Current Year Fair Market Value		Current Year Other Value	
100% Appraised Value		0		19,083		0	
40% Assessed Value		0		7,633		0	
Reasons for Assessment Notice							
Inventory deleted.;							
The estimate of your ad valorem tax bill for the current year is based on the previous or most applicable year's millage rate and the fair market value contained in this notice. The actual tax bill you receive may be more or less than this estimate. This estimate may not include all eligible exemptions.							
Taxing Authority	Other Exempt	Homestead Exempt	Net Taxable		Millage	Estimated Tax	
County	0	0	0		11.986000	0.00	
School M & O	0	0	0		15.740000	0.00	
School Bond	0	0	0		1.292000	0.00	
Zebulon	0	0	0		8.739000	0.00	
Total Estimated Tax						\$0.00	

9/7/23 Attachment # Item C.

Taylor

WINGAP - Personal Property Search - [User ID = melissa] AY2023

Parcel_no	- - -	Acct History	Map It	Appraiser Info	
Acct # (1)	13195	Owner Value	EZ Yr/Val	Data Entry	melissa
ID Number	00000000	\$	<input type="checkbox"/> \$2500 Manual Labor Exemption	Acct Appraiser	GREG HOBBS
Business ID				Alternate	
Street No	337	Ext	Dir	Unit/Type	
Street Name				Type	
Zip Code				Post	
Tax District	01 - Unincorporated	Class	Residential	Appeals	Transfer
Disc Source				DNR	Transfer Items
<input type="checkbox"/> Special District	Acct Origin Yr	Business Year	SST	Photo	Future
Contact Information				Documents	Duplicate
Bus No (770)402-2982 Ext				ACO	Bus Lic
Home No (770)884-5797				Permits	Estimated Tax
Fax No () -					
Email:					
Web Url					
Person					
Comments				<input type="checkbox"/> Comment Flag	
CALLED ASORS-SOLD MOOMBA; WILL					
<i>* Boat out of Pike 23</i>					
Process Status					
<input checked="" type="checkbox"/> Notice	Notice Date	09/07/2023			
<input type="checkbox"/> Return Filed	Filing Date	03/07/2017			
<input checked="" type="checkbox"/> P.O. Retn'd NOA	Reason	Boat Deleted.			
<input type="checkbox"/> Estimated Value	Notice Value	0			
<input type="checkbox"/> Audit	Audit Date	/ /			
<input type="checkbox"/> Review	Review Date	05/17/2017			
<input type="checkbox"/> No PT50	Onsite Date	/ /			
<input type="checkbox"/> Returned Mail					
<input type="checkbox"/> Onsite Review					
Values (100%)					
Current				0	
Previous				7,558	
MAV Curr				0	
MAV Prev				0	
Last Edited				0	
Return				0	
Penalty				0	
Override Val				0	
<input type="checkbox"/> Abatement					
FP: / /					
Cancel				Delete	New
Apply				OK	

MEMBER REPORT

To: Pike County Board of Assessors
From: Christopher Tea, Pike County Assessor
Date: August 31, 2023
Subject: Final Board Member Report

My time with the Pike County Board of Assessors has been an invaluable period of learning and professional development. It has been a pleasant experience, and I believe it has also been mutually beneficial.

With the conclusion of my most recent term, I would like to thank my fellow board members for their knowledge, tenacity and friendship. I feel honored to have worked with such an outstanding group of people.

I'd like to express my appreciation to the past and present office staff, with special note to Greg, Melissa and Emily for their excellent support and efforts to provide equitable treatment of Pike County tax payers. Our job ultimately is to determine every property owner's portion of the county budget. They excelled at that.

Moving forward, with the exception of our current Chairperson, no one on the board, to my knowledge, has direct real estate valuation experience. As such, I'd like to remind the board that several years ago, we entrusted the Chief Appraiser with the responsibility to handle value changes and assessments below a certain percentage, while bringing large changes, adjustments or atypical properties to our direct attention. We hired the chief appraiser for his knowledge, experience and competency in evaluating property values. I say this as every few years it seems questions are asked by new board members or outside entities as to why the board does not typically get into the day to day value questions.

Additionally, it is my hope that the board will stay abreast of the current compensation rates of the office staff. Retention of competent, hard working staff is paramount to a smooth running office. In order to stay competitive with nearby counties, as a board, we approved an updated fee schedule in 2022 and voted for specific staff pay increases earlier this year. Based on my most recent review of current office staff pay rates, it appears that an external force is blocking us from bringing our dedicated staff up to the recommended levels. I would recommend investigating and pursuing this. Specifically, the current pay rates of Melissa Connell, Dusty Williams, Emily Morris and Greg Hobbs do not appear to be up to the full levels they have earned and we have recommended.

And lastly, congratulations on the appointment of the new "life of the party" to the board (Yes, that was a county manager reference). You are most welcome and will find a competent group of friendly people willing to help with any questions you may have.

Many thanks for the experiences I have gained and best wishes for the future.

Respectfully,



Christopher Tea

US \$ 239⁸⁸/_{yr}

Equivalent to US\$19.99/mo

Cancel within 14 days for a full refund

☐ Annual, paid monthly

☒ Annual, prepaid

Monthly subscription

US \$ 29⁹⁹/_{mo}

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APPLICATION AND QUESTIONNAIRE FOR CURRENT USE ASSESSMENT OF BONA FIDE AGRICULTURAL PROPERTY

To the Board of Tax Assessors of PIKE County: In accordance with the provisions of O.C.G.A. § 48-5-7.4, I submit this application and the completed questionnaire on the back of this application for consideration of current use assessment on the property described herein. Along with this application, I am submitting the fee of the Clerk of Superior Court for recording such application if approved.

Name of owner (individual(s), family owned farm entity, trust, estate, non-profit conservation organization or club) – The name of each individual and the percentage interest of each must be listed on the back of this application. For special rules concerning Family Farm Entities and the maximum amount of property that may be entered into a covenant, please consult the County Board of Tax Assessors

WATKINS BONNIE A &

Owner's mailing address WATKINS LEON KIM 879 TANYARD RD		City, State, Zip ZEBULON, GA 30295	Number of acres included in this application. Agricultural Land: _____ Timber Land: _____ Covenant Acres: 8.38 Total Acres: 10.38
Property location (Street, Route, Hwy, etc.) 879 TANYARD RD		City, State, Zip of Property: 	
District 8	Land Lot 197	Sublot & Block 	Recorded Deed Book/Page 853 263
List types of storage and processing buildings: 			

AUTHORIZED SIGNATURE

I, the undersigned, do hereby solemnly swear, covenant and agree that all the information contained above, as well as the information provided on the questionnaire, is true and correct to the best of my knowledge and that the above described property qualifies under the ownership and land use provisions of O.C.G.A. § 48-5-7.4. I further swear that I am authorized to sign this application on behalf of the owner(s) making application and that I have shown the percentage interest for each of the individuals having an ownership right to this property on the back of this application form. I am also aware that certain penalty provisions are applicable if this covenant is breached.

Signature of Taxpayer or Taxpayer's Authorized Representative

Leon Kim Watkins

Signature of Taxpayer or Taxpayer's Authorized Representative
(Please have additional taxpayers sign on reverse side of application)

Date Application Filed

June 12, 2023

Sworn to and subscribed before me this *12th* day of *June* 2023

Notary Public

If denied, Georgia law O.C.G.A. § 48-5-7.4 provides that the applicant may appeal in the same manner as other property appeals are made pursuant to O.C.G.A. § 48-5-311.

FOR TAX ASSESSORS USE ONLY

MAP & PARCEL NUMBER 080 004 A	TAX DISTRICT 01	TAXPAYER ACCOUNT NUMBER 5976	YEAR COVENANT: Begin: Jan 1, 2023 Ends: Dec 31, 2032
If transferred from Preferential Agricultural Assessment, provide date of transfer: _____	If applicable, covenant is a renewal for tax year: Begin: Jan 1, _____ Ends: Dec 31, _____ Pursuant to O.C.G.A. § 48-5-7.4(d) a taxpayer may enter into a renewal contract in the 9th year of a covenant period so that the contract is continued without a lapse for an additional 10 years.		If applicable, covenant is a continuation for tax year: Begin: Jan 1, _____ Ends: Dec 31, _____ If continuing a covenant where part of the property has been transferred, list Original Covenant Map and Parcel Number: _____

Approved: _____ Date: _____

Board of Tax Assessors

Date

Denied: _____ Date: _____ If denied, the County Board of Tax Assessors shall issue a notice to the taxpayer in the same manner as all other notices are issued pursuant to O.C.G.A. Section 48-5-306.

ALL APPLICANTS, other than single titled owners, must list below each individual's name that owns a beneficial interest in the property described in this application, the percentage interest of each, the relationship of each (if the applicant is a family farm entity), and all other information applicable to this application.

Each Person's Name having any beneficial interest in the property described in this application. (If this form does not contain sufficient lines to list all owners, please attach list providing all information requested for each individual.)	Relationship (complete only if application is for a family farm entity)	Percent interest owned in property in <u>this application only</u>	Counties where you own interest in property under other covenants and total acres in other conservation use covenants	Each owner's percent interest owned and number of acres owned by each under other covenants	
Name / Relationship			County	Total Acres	% Interest / No of Acres

Check Appropriate Ownership Type:

- ☒ One or more natural or naturalized citizens.
- ☐ An estate of which the devisees or heirs are one or more natural or naturalized citizens.
- ☐ A trust of which the beneficiaries are one or more natural or naturalized citizens.
- ☐ A family owned farm entity (e.g., a family corporation, family partnership, family general partnership, family limited partnership, family limited corporation or family limited liability company. Percent (%) of gross income from bona fide conservation uses. _____ (including earnings on investments directly related to past or future bona fide conservation uses, within this state within the year immediately preceding the year in which eligibility is sought (include supporting tax records); provided, however, that in the case of a newly formed family farm entity, an estimate of the income of such entity may be used to determine its eligibility (include supporting estimate records.)
- ☐ Nonprofit conservation organization designated as a 501(c)(3) organization under the Internal Revenue Code. (Provide copy of IRS determination letter/charter with application.)
- ☐ Bona fide club organized for pleasure, recreation, and other nonproftable purposes pursuant to Section 501(c)(7) of the Internal Revenue Code. (Provide copy of IRS determination letter/charter with application.)

Check All Bona fide uses that apply and the percentage use, as they relate to the property described in this application.

- ☐ Raising, harvesting, or storing crops % _____
- ☒ Feeding, breeding, or managing livestock or poultry % _____
- ☐ Producing plants, trees, fowl, or animals (including the production of fish or wildlife) % _____
- ☐ Wildlife habitat of not less than ten (10) acres of wildlife habitat (either in its natural state or under management; no form of commercial fishing or fish production shall be considered a type of agriculture); % _____ (see board of tax assessors for appropriate documentation in accordance with O.C.G.A. Section 48-5-7.4(b)(2))
- ☐ Production of aquaculture, horticulture, floriculture, forestry, dairy, livestock, poultry, and apiarian products % _____
- ☐ Other _____

- ☐ Yes ☒ No Is this property or any portion thereof, currently being leased? (If yes, list the name of the person or entity and briefly explain how the property is being used by the lessee, as well as the percentage of the property leased.)
- ☒ Yes ☐ No Are there other real property improvements located on this property other than the storage and processing buildings listed on the front of this application? If yes, briefly list and describe these real property improvements.
- ☐ Yes ☒ No Are there any restrictive covenants currently affecting the property described in this application? If yes, please explain.
- ☐ Yes ☒ No Are there any deed restrictions on this property? If yes, please list the restrictions.
- ☒ Yes ☐ No Does the current zoning on this property allow agricultural use? If no, please explain.
- ☐ Yes ☒ No Is there any type business operated on this property? If yes please indicate business name & type of business.

• If this application is for property that is less than 10 acres in size, a taxpayer must submit additional relevant records providing proof of bona fide agricultural use.

• Although not required, the applicant(s) for a property having more than 10 acres may wish to provide additional information to assist the board of assessors in making their determination. This information may include:

(1) Plans or programs for the production of agricultural and timber products, (2) Evidence of participation in a government subsidy program for crops or timber. (3) Receipts that substantiate a bona fide conservation use, such as receipts for feed, equipment, etc. (4) Income tax records, such as copies of a previously filed Federal Schedule F or the appropriate entity return (e.g., Federal Form 1065, 1120, etc.)

• The Board of Tax Assessors can only deny an application if the use of the property does not meet the definition of bona fide agricultural property or if the ownership of the property is not in compliance with O.C.G.A. § 48-5-7.4.

APPLICATION FOR RELEASE OF CURRENT USE ASSESSMENT OF BONA FIDE AGRICULTURAL PROPERTY

I, the owner of the above described property, having satisfied all applicable taxes and penalties associated with the covenant above, do hereby file this application for release of current use assessment with the county board of tax assessors. Pursuant to O.C.G.A. § 48-5-7.4(w), no fee is required for the clerk of superior court to file and index this release in the real property records of the clerk's office.

Sworn to and subscribed before me

This ____ day of _____, _____

Taxpayer's Authorized Signature _____

Approved by: Board of Tax Assessors _____

Notary Public _____

Date Filed _____

Date Approved _____

7/19/2023 9:20:29 AM
Acct # 5976
emily

2023/9/14

WATER -	.00	TRANSITIONAL -	.00	NEIGHBORHOOD -	.00
---------	-----	----------------	-----	----------------	-----

Grantee	Grantor	Date	Deed Book	Plat Book	Saleprice	CS	Mkt Value	Reason
---------	---------	------	-----------	-----------	-----------	----	-----------	--------

03/04/2011	853	263
01/04/2011	851	314
01/04/2011	851	311

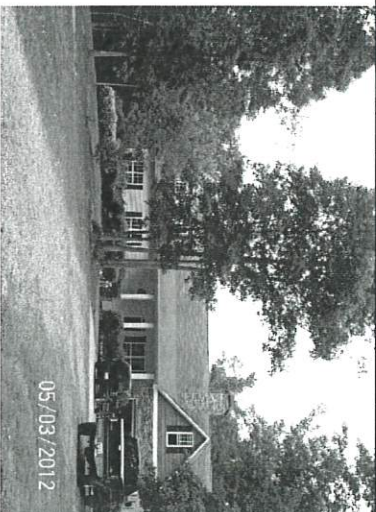
CS	Land Use	Productivity	ACRES	Unit Value	Unadj Value
----	----------	--------------	-------	------------	-------------

RCCL	1
PERM TYPE	
MOBILE HOME	

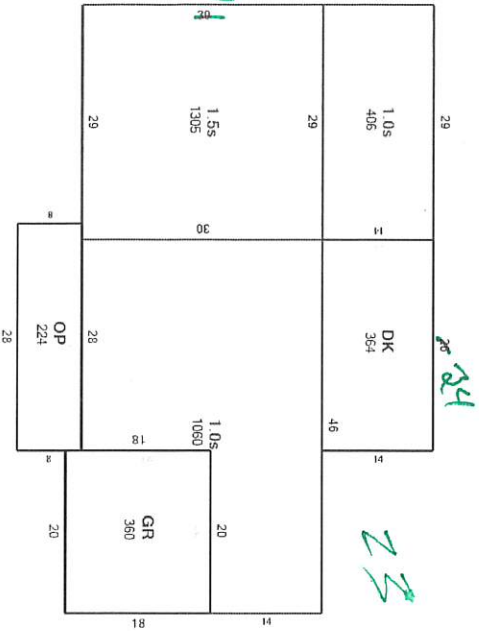
RES IMP - 080 004 A | 879 TANYARD RD

Impr Key	8313	Roof Shape	Gable	Basement / Attic	Squarefoot	Phy Depr	0.94
Class / Strat	R1	Floor Construction	Wood Joist	Bsmnt / Finish	1900 / 0.00	Phy OVR	0.84
Occupancy / Style	One Family	Floor Finish	Carpet/Hardwood	Attic / Finish	0 / 0.00	Func Obsol	1.00
Rooms	0	Interior Wall	Sheetrock	Bsmnt Qual		Econ Obsol	1.00
Bedrooms	0	Interior Ceiling	Sheetrock	Attic Qual		% Complete	1.00
Heated Area	2,771	Heat	Central Heat/AC	Grade	1.05	Neigh Adj	1.20
Story Height	1.0 Story	Plumbing:Std Comp	1	Year Built	2004	CD	1.00
Foundation	Masonry	Plumbing: Extra Fix	9	Eff Year Built	0	FMV	314,395
Exterior Wall	Alum/Vinyl Siding	Full Baths	4	Condition	Average	MAV	0
Roofing	Asphalt Shingles	Half Baths	1	RCN	311,900	OVR FMV	0

Sketch Legend			Other Features		
Code	Type	Area	CODE TYPE	AREA	
1.5S	1.5 Story	870	Fireplace N. V.	1	
1.0S	1 Story	406			
DK	Deck	364			
1.0S	1 Story	1060			
GR	Garage	360			
OP	Open Porch	224			



CHGD PHY TO .84 & FIREPLACE NV PER APPEAL '20
GA M.S. LISTING SHOWS 4 1/2 BATHS CHANGED FOR
2012 CF
PER SALE RATIO AND AUDIT CHANGED COND FROM
GOOD TO AVER EFF 2004 AND 1999 LAND TO 5000 AN
ACRE 5-4-2012 CC
PER APPEAL CHANGED GRADE FROM 115 TO 105...6-26-
13LB
PER APPEAL FOR 2013 CHANGED LAND TO 3500 PER AC
8-6-13 CC





P. O. Box 548
Zebulon, GA 30295

John W. Mixon
and Associates, Inc.
Forestry Consultants

Office 770-567-1577
Mobile 478-737-0689
J_mixon@bellsouth.net

June 16, 2023

Mr. Leon Watkins
879 Tanyard Road
Zebulon, Georgia 30295

Dear Mr. and Mrs. Watkins,

I enjoyed looking over your trees with you on June 14, 2023. You have a beautiful home site with many beautiful trees. Your soil supporting these trees has got to be extremely fertile to produce large trees of the many species you have growing on your property.

You need to get your property surveyed to determine exactly where the property lines are located. This is extremely important so your wife and children will know where the lines are located.

Since you do not have a large volume of timber and the logging jobs require the use of heavy equipment and specialized workers, you may be able to find a timber cutter who is harvesting near your property and is willing to cut your large trees while their equipment is nearby.

If you have questions, or if I can assist you in any way, please feel free to give me a call.

Sincerely Yours,

John W. Mixon
Registered Professional Forester, No. 673
SAF Certified Forester, No. 3887
Certified Arborist No. SO 5945A

Cc: Pike County Board of Assessors

APPLICATION AND QUESTIONNAIRE FOR CURRENT USE ASSESSMENT OF BONA FIDE AGRICULTURAL PROPERTY

To the Board of Tax Assessors of PIKE County: In accordance with the provisions of O.C.G.A. § 48-5-7.4, I submit this application and the completed questionnaire on the back of this application for consideration of current use assessment on the property described herein. Along with this application, I am submitting the fee of the Clerk of Superior Court for recording such application if approved.

Name of owner (individual(s), family owned farm entity, trust, estate, non-profit conservation organization or club) – The name of each individual and the percentage interest of each must be listed on the back of this application. For special rules concerning Family Farm Entities and the maximum amount of property that may be entered into a covenant, please consult the County Board of Tax Assessors

JOSEPH D CLANTON AS TRUSTEE OF THE

Owner's mailing address MARTA LEE REVOCABLE TRUST 1015 TYRONE RD SUITE 220		City, State, Zip TYRONE, GA 30290	Number of acres included in this application. Agricultural Land: _____ Timber Land: _____ Covenant Acres: 44.61 Total Acres: 44.61
Property location (Street, Route, Hwy, etc.) 0 U S HWY 19		City, State, Zip of Property: 	
District 8	Land Lot 232	Sublot & Block 	Recorded Deed Book/Page 1384 250
List types of storage and processing buildings _____			

AUTHORIZED SIGNATURE

I, the undersigned, do hereby solemnly swear, covenant and agree that all the information contained above, as well as the information provided on the questionnaire, is true and correct to the best of my knowledge and that the above described property qualifies under the ownership and land use provisions of O.C.G.A. § 48-5-7.4. I further swear that I am authorized to sign this application on behalf of the owner(s) making application and that I have shown the percentage interest for each of the individuals having an ownership right to this property on the back of this application form. I am also aware that certain penalty provisions are applicable if this covenant is breached.

Signature of Taxpayer or Taxpayer's Authorized Representative

Date Application Filed

Signature of Taxpayer or Taxpayer's Authorized Representative
(Please have additional taxpayers sign on reverse side of application)

Sworn to and subscribed before me this _____ day of _____, 2023

Notary Public

If denied, Georgia law O.C.G.A. § 48-5-7.4 provides that the applicant may appeal in the same manner as other property appeals are made pursuant to O.C.G.A. § 48-5-311.

FOR TAX ASSESSORS USE ONLY

MAP & PARCEL NUMBER	TAX DISTRICT	TAXPAYER ACCOUNT NUMBER	YEAR COVENANT:
069 040	01	2453	Begin: Jan 1, 2021 Ends: Dec 31, 2030
If transferred from Preferential Agricultural Assessment, provide date of transfer: _____	If applicable, covenant is a renewal for tax year: Begin: Jan 1, _____ Ends: Dec 31, _____ Pursuant to O.C.G.A. § 48-5-7.4(d) a taxpayer may enter into a renewal contract in the 9th year of a covenant period so that the contract is continued without a lapse for an additional 10 years.		If applicable, covenant is a continuation for tax year: Begin: Jan 1, 2021 Ends: Dec 31, 2030 If continuing a covenant where part of the property has been transferred, list Original Covenant Map and Parcel Number: _____

Approved: _____ Date: _____

Board of Tax Assessors

Date

Denied: _____ Date: _____ If denied, the County Board of Tax Assessors shall issue a notice to the taxpayer in the same manner as all other notices are issued pursuant to O.C.G.A. Section 48-5-306.

ALL APPLICANTS, other than single titled owners, must list below each individual's name that owns a beneficial interest in the property described in this application, the percentage interest of each, the relationship of each (if the applicant is a family farm entity), and all other information applicable to this application.

Each Person's Name having any beneficial interest in the property described in this application. (If this form does not contain sufficient lines to list all owners, please attach list providing all information requested for each individual.)	Relationship (complete only if application is for a family farm entity)	Percent interest owned in property in <u>this application</u> only	Counties where you own interest in property under other covenants and total acres in other conservation use covenants	Each owner's percent interest owned and number of acres owned by each under other covenants	
Name / Relationship			County	Total Acres	% Interest / No of Acres

Check Appropriate Ownership Type:

- ☐ One or more natural or naturalized citizens.
- ☐ An estate of which the devisees or heirs are one or more natural or naturalized citizens.
- ☒ A trust of which the beneficiaries are one or more natural or naturalized citizens.
- ☐ A family owned farm entity (e.g., a family corporation, family partnership, family general partnership, family limited partnership, family limited corporation or family limited liability company. Percent (%) of gross income from bona fide conservation uses. _____ (including earnings on investments directly related to past or future bona fide conservation uses, within this state within the year immediately preceding the year in which eligibility is sought (include supporting tax records); provided, however, that in the case of a newly formed family farm entity, an estimate of the income of such entity may be used to determine its eligibility (include supporting estimate records.))
- ☐ Nonprofit conservation organization designated as a 501(c)(3) organization under the Internal Revenue Code. (Provide copy of IRS determination letter/charter with application.)
- ☐ Bona fide club organized for pleasure, recreation, and other non-profitable purposes pursuant to Section 501(c)(7) of the Internal Revenue Code. (Provide copy of IRS determination letter/charter with application.)

Check All Bona fide uses that apply and the percentage use, as they relate to the property described in this application.

- ☐ Raising, harvesting, or storing crops % _____
- ☐ Feeding, breeding, or managing livestock or poultry % _____
- ☐ Producing plants, trees, fowl, or animals (including the production of fish or wildlife) % _____
- ☒ Wildlife habitat of not less than ten (10) acres of wildlife habitat (either in its natural state or under management; no form of commercial fishing or fish production shall be considered a type of agriculture); % _____ (see board of tax assessors for appropriate documentation in accordance with O.C.G.A. Section 48-5-7.4(b)(2))
- ☐ Production of aquaculture, horticulture, floriculture, forestry, dairy, livestock, poultry, and apiarian products % _____
- ☐ Other _____

- ☐ Yes ☒ No Is this property or any portion thereof, currently being leased? (If yes, list the name of the person or entity and briefly explain how the property is being used by the lessee, as well as the percentage of the property leased.)
- ☐ Yes ☒ No Are there other real property improvements located on this property other than the storage and processing buildings listed on the front of this application? If yes, briefly list and describe these real property improvements.
- ☐ Yes ☒ No Are there any restrictive covenants currently affecting the property described in this application? If yes, please explain.
- ☐ Yes ☒ No Are there any deed restrictions on this property? If yes, please list the restrictions.
- ☒ Yes ☐ No Does the current zoning on this property allow agricultural use? If no, please explain.
- ☐ Yes ☒ No Is there any type business operated on this property? If yes please indicate business name & type of business.

• If this application is for property that is less than 10 acres in size, a taxpayer must submit additional relevant records providing proof of bona fide agricultural use.

• Although not required, the applicant(s) for a property having more than 10 acres may wish to provide additional information to assist the board of assessors in making their determination. This information may include:

(1) Plans or programs for the production of agricultural and timber products, (2) Evidence of participation in a government subsidy program for crops or timber. (3) Receipts that substantiate a bona fide conservation use, such as receipts for feed, equipment, etc. (4) Income tax records, such as copies of a previously filed Federal Schedule F or the appropriate entity return (e.g., Federal Form 1065, 1120, etc.)

• The Board of Tax Assessors can only deny an application if the use of the property does not meet the definition of bona fide agricultural property or if the ownership of the property is not in compliance with O.C.G.A. § 48-5-7.4.

APPLICATION FOR RELEASE OF CURRENT USE ASSESSMENT OF BONA FIDE AGRICULTURAL PROPERTY

I, the owner of the above described property, having satisfied all applicable taxes and penalties associated with the covenant above, do hereby file this application for release of current use assessment with the county board of tax assessors. Pursuant to O.C.G.A. § 48-5-7.4(w), no fee is required for the clerk of superior court to file and index this release in the real property records of the clerk's office.

Sworn to and subscribed before me
This ____ day of _____, _____

Taxpayer's Authorized Signature

Approved by: Board of Tax Assessors

Notary Public

Date Filed

Date Approved

069 040

2023 PIKE County Board of Assessors

9/11/2023 9:05:15 AM
Acct # 2453
emily

Owner Information

General Property Information

Values

JOSEPH D CLANTON AS TRUSTEE OF THE
MARTA LEE REVOCABLE TRUST
1015 TYRONE RD SUITE 220
TYRONE, GA 30290SITUS
LEGAL
Tax District
UNINCORP
ORATED
GMD
LL
LD
Return Value
0

0 U S HWY 19

Homestead
CUV 2021
AccDes
3B - 2,540,546

S0

Imp Val
Acc Val
Land Val
Total Value0
10,000
226,668
236,6682022 : 236,668
2020 : 178,269
2021 : 178,269
2019 : 178,269

TOPOGRAPHY - .00 CORNER - .00 VIEW - .00

WATER - .00

TRANSITIONAL - .00 NEIGHBORHOOD - .00

OTHER - 1.00

- 1.00

45 DAY NTC MAILED 8-24-21 - DUE 10-8-21; CUVA INSPECTION 6-15-21 RGH; CUVA INSPECTION 6-15-2020; LESS 25.03 ACS AND HOME TO 69-40-B PER PB 25/103 '08;

SALES INFORMATION

Grantee	Grantor	Date	Deed Book	Plat Book	Saleprice	CS	Mkt Value	Reason
JOSEPH D CLANTON AS TRUSTEE	LEE MARTHA E	03/16/2022	1384 250			0 V5		0 ET
LEE MARTHA E		08/04/2021	1334 008			0 V5		0 CU
LEE MARTHA E		08/04/2021	1334 007			0 V5		0 CU

LAND INFORMATION

CS	Land Use	Productivity	ACRES	Unit Value	UnAdj Value
V5	AG LAND 1	4	12.06	2,000	24,120
V5	AG LAND 1	5	3.48	2,000	6,960
V5	AG LAND 1	9	13.25	2,000	26,500
V5	WOODLAND	3	8.16	2,000	16,320
V5	WOODLAND	5	2.30	2,000	4,600
V5	WOODLAND	6	0.67	2,000	1,340
V5	WOODLAND	7	3.23	2,000	6,460
V5	WOODLAND	9	1.46	2,000	2,920

CONSERVATION USE LAND INFORMATION

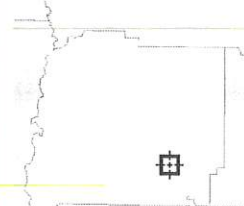
Land Use	Productivity	ACRES	Unit Value	Adjustment	Value
Agland 93	4	12.06	897	1.00	10,818
Agland 93	5	3.48	787	1.00	2,739
Agland 93	9	13.25	314	1.00	4,161

069 040

Review: 6/15/2021 by GREG HOBBS/



Overview



Legend

- Parcels
- Roads

Parcel ID 069 040
 Class Code Consv Use
 Taxing District UNINCORPORATED
 Acres 44.61

Owner JOSEPH D CLANTON AS TRUSTEE OF THE
 MARTA LEE REVOCABLE TRUST
 1015 TYRONE RD SUITE 220
 TYRONE, GA 30290
 Physical Address U SHWY 19
 Assessed Value Value \$236668

Last 2 Sales			
Date	Price	Reason	Qual
3/16/2022	0	ET	U
8/4/2021	0	CU	U

(Note: Not to be used on legal documents)

Date created: 9/11/2023
 Last Data Uploaded: 9/11/2023 6:18:11 AM

Developed by  **Schneider**
 GEOSPATIAL

APPLICATION AND QUESTIONNAIRE FOR CURRENT USE ASSESSMENT OF BONA FIDE AGRICULTURAL PROPERTY

To the Board of Tax Assessors of PIKE County: In accordance with the provisions of O.C.G.A. § 48-5-7.4, I submit this application and the completed questionnaire on the back of this application for consideration of current use assessment on the property described herein. Along with this application, I am submitting the fee of the Clerk of Superior Court for recording such application if approved.

Name of owner (individual(s), family owned farm entity, trust, estate, non-profit conservation organization or club) – The name of each individual and the percentage interest of each must be listed on the back of this application. For special rules concerning Family Farm Entities and the maximum amount of property that may be entered into a covenant, please consult the County Board of Tax Assessors

NICHOLS MICHAEL E & TRACY M

Owner's mailing address 4800 GA HWY 18		City, State, Zip MOLENA, GA 30258	Number of acres included in this application. Agricultural Land: _____ Timber Land: _____
Property location (Street, Route, Hwy, etc.) 4800 GA HWY 18		City, State, Zip of Property: .	Covenant Acres 59.10 Total Acres 61.10
District 9	Land Lot 198	Sublot & Block	Recorded Deed Book/Page 1333 041
List types of storage and processing buildings:			

AUTHORIZED SIGNATURE

I, the undersigned, do hereby solemnly swear, covenant and agree that all the information contained above, as well as the information provided on the questionnaire, is true and correct to the best of my knowledge and that the above described property qualifies under the ownership and land use provisions of O.C.G.A. § 48-5-7.4. I further swear that I am authorized to sign this application on behalf of the owner(s) making application and that I have shown the percentage interest for each of the individuals having an ownership right to this property on the back of this application form. I am also aware that certain penalty provisions are applicable if this covenant is breached.

Signature of Taxpayer or Taxpayer's Authorized Representative

Date Application Filed

Signature of Taxpayer or Taxpayer's Authorized Representative
(Please have additional taxpayers sign on reverse side of application)

Sworn to and subscribed before me this 29th day of August 2023

Notary Public

If denied, Georgia law O.C.G.A. § 48-5-7.4 provides that the applicant may appeal in the same manner as other property appeals are made pursuant to O.C.G.A. § 48-5-311.

FOR TAX ASSESSORS USE ONLY

MAP & PARCEL NUMBER	TAX DISTRICT	TAXPAYER ACCOUNT NUMBER	YEAR COVENANT:
018 014	01	629	Begin: Jan 1, 2023 Ends: Dec 31, 2032
If transferred from Preferential Agricultural Assessment, provide date of transfer:	If applicable, covenant is a renewal for tax year: Begin: Jan 1, _____ Ends: Dec 31, _____		If applicable, covenant is a continuation for tax year: Begin: Jan 1, 2023 Ends: Dec 31, _____
	Pursuant to O.C.G.A. § 48-5-7.4(d) a taxpayer may enter into a renewal contract in the 9th year of a covenant period so that the contract is continued without a lapse for an additional 10 years.		If continuing a covenant where part of the property has been transferred, list Original Covenant Map and Parcel Number:

Approved: _____ Date: _____

Board of Tax Assessors

Date

Denied: _____ Date: _____ If denied, the County Board of Tax Assessors shall issue a notice to the taxpayer in the same manner as all other notices are issued pursuant to O.C.G.A. Section 48-5-306.

ALL APPLICANTS, other than single titled owners, must list below each individual's name that owns a beneficial interest in the property described in this application, the percentage interest of each, the relationship of each (if the applicant is a family farm entity), and all other information applicable to this application.

Each Person's Name having any beneficial interest in the property described in this application. (If this form does not contain sufficient lines to list all owners, please attach list providing all information requested for each individual.)	Relationship (complete only if application is for a family farm entity)	Percent interest owned in property in <u>this application only</u>	Counties where you own interest in property under other covenants and total acres in other conservation use covenants		Each owner's percent interest owned and number of acres owned by each under other covenants
Name / Relationship			County	Total Acres	% Interest / No of Acres

Check Appropriate Ownership Type:

- ☒ One or more natural or naturalized citizens.
- ☐ An estate of which the devisees or heirs are one or more natural or naturalized citizens.
- ☐ A trust of which the beneficiaries are one or more natural or naturalized citizens.
- ☐ A family owned farm entity (e.g., a family corporation, family partnership, family general partnership, family limited partnership, family limited corporation or family limited liability company. Percent (%) of gross income from bona fide conservation uses. _____ (including earnings on investments directly related to past or future bona fide conservation uses, within this state within the year immediately preceding the year in which eligibility is sought (include supporting tax records); provided, however, that in the case of a newly formed family farm entity, an estimate of the income of such entity may be used to determine its eligibility (include supporting estimate records.)
- ☐ Nonprofit conservation organization designated as a 501(c)(3) organization under the Internal Revenue Code. (Provide copy of IRS determination letter/charter with application.)
- ☐ Bona fide club organized for pleasure, recreation, and other nonproftable purposes pursuant to Section 501(c)(7) of the Internal Revenue Code. (Provide copy of IRS determination letter/charter with application.)

Check All Bona fide uses that apply and the percentage use, as they relate to the property described in this application.

- ☒ Raising, harvesting, or storing crops % 60
- ☐ Feeding, breeding, or managing livestock or poultry % _____
- ☐ Producing plants, trees, fowl, or animals (including the production of fish or wildlife) % _____
- ☒ Wildlife habitat of not less than ten (10) acres of wildlife habitat (either in its natural state or under management; no form of commercial fishing or fish production shall be considered a type of agriculture); % 30 (see board of tax assessors for appropriate documentation in accordance with O.C.G.A. Section 48-5-7.4(b)(2))
- ☐ Production of aquaculture, horticulture, floriculture, forestry, dairy, livestock, poultry, and apiarian products % _____
- ☐ Other _____

- ☐ Yes ☒ No Is this property or any portion thereof, currently being leased? (If yes, list the name of the person or entity and briefly explain how the property is being used by the lessee, as well as the percentage of the property leased.)
- ☒ Yes ☐ No Are there other real property improvements located on this property other than the storage and processing buildings listed on the front of this application? If yes, briefly list and describe these real property improvements.
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- ☐ Yes ☒ No Are there any deed restrictions on this property? If yes, please list the restrictions.
- ☒ Yes ☐ No Does the current zoning on this property allow agricultural use? If no, please explain.
- ☐ Yes ☒ No Is there any type business operated on this property? If yes please indicate business name & type of business.

- If this application is for property that is less than 10 acres in size, a taxpayer must submit additional relevant records providing proof of bona fide agricultural use.
- Although not required, the applicant(s) for a property having more than 10 acres may wish to provide additional information to assist the board of assessors in making their determination. This information may include:
 - (1) Plans or programs for the production of agricultural and timber products, (2) Evidence of participation in a government subsidy program for crops or timber. (3) Receipts that substantiate a bona fide conservation use, such as receipts for feed, equipment, etc. (4) Income tax records, such as copies of a previously filed Federal Schedule F or the appropriate entity return (e.g., Federal Form 1065, 1120, etc.)
- The Board of Tax Assessors can only deny an application if the use of the property does not meet the definition of bona fide agricultural property or if the ownership of the property is not in compliance with O.C.G.A. § 48-5-7.4.

APPLICATION FOR RELEASE OF CURRENT USE ASSESSMENT OF BONA FIDE AGRICULTURAL PROPERTY

I, the owner of the above described property, having satisfied all applicable taxes and penalties associated with the covenant above, do hereby file this application for release of current use assessment with the county board of tax assessors. Pursuant to O.C.G.A. § 48-5-7.4(w), no fee is required for the clerk of superior court to file and index this release in the real property records of the clerk's office.

Sworn to and subscribed before me
This ____ day of _____,

Taxpayer's Authorized Signature

Approved by: Board of Tax Assessors

Notary Public

Date Filed

Date Approved

018 014

2023 PIKE County Board of Assessors

8/31/2023 1:34:59 PM
Acct # 629
emily

Owner Information		General Property Information		Values	
NICHOLS MICHAEL E & TRACY M 4800 GA HWY 18		SITUS LEGAL	4800 GA HWY 18 4800 GA HWY 18	Imp Val	159,994
MOLENA, GA 30258		Tax District	UNINCORP ORATED	Acc Val	12,657
		Total Acres	61.10 LL	Land Val	319,783
		Zoning	LD	Total Value	492,434
		Unit	9	2022 : 354,269	2021 : 230,366
		Return Value	0	2020 : 217,157	2019 : 217,157
TOPOGRAPHY - .00	CORNER - .00	VIEW - .00	WATER - .00	TRANSITIONAL - .00	NEIGHBORHOOD - .00
NO CUYA NEED FORMS NOTARIZED AND SIGNED EM 06-15-2023; 45 DAY NTC MAILED 8-24-21 - DUE 10-8-21; CUYA INSPECTION 7-22-21 RGH; CORRECTED ACREAGE PER MARK PRESLEY-- HAD SURVEY DONE 9-7-06 JH				OTHER - 1.00	SOUTH WEST - 1.30

SALES INFORMATION

Grantee	Grantor	Date	Deed Book	Plat Book	Saleprice	CS	Mkt Value	Reason
NICHOLS MICHAEL E & TRACY M		08/03/2021	1333 041			0 V1		0 CU
NICHOLS MICHAEL E & TRACY M	AMANN KAY NEISLER ETAL	07/10/2020	1246 049	026 003		026 003	290,000 V1	0 FM
AMANN KAY NEISLER ETAL		04/25/2012	890 253			0 V1		0 CU

LAND INFORMATION

CS	Land Use	Productivity	ACRES	Unit Value	UnAdj Value
A5	AG LAND 1	4	1.45	2,000	2,900
A5	AG LAND 1	5	1.61	2,000	3,220
A5	AG LAND 1	6	29.50	2,000	59,000
A5	POND	3	2.00	2,500	5,000
A5	AG LAND 1	9	0.56	2,000	1,120
A5	WOODLAND	7	24.73	2,000	49,460
A5	WOODLAND	8	1.25	2,000	2,500

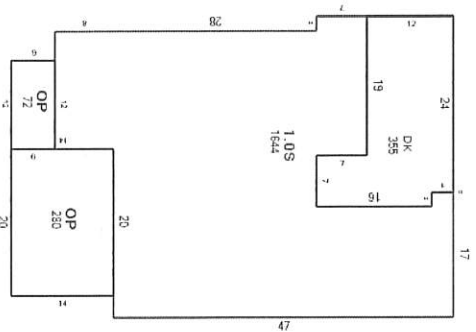
ACCESSORY IMPROVEMENTS - 018 014

CS	Descrip	Dim1	Dim2	Units	Year	Grade	Depr	Ovr D	Pcom	Func	Econ	Neigh	IDnits	Value	Photo ?
A1	Class D Building	10	14	140	1993	1.00	0.60	0.73	1.00	1.00	1.00	1.00	1.00	1163	False
A1	Class D Building	28	30	840	1993	1.00	0.60	0.73	1.00	1.00	1.00	1.00	1.00	6506	False
A1	Class D Building	28	23	644	1993	1.00	0.60	0.73	1.00	1.00	1.00	1.00	1.00	4988	False

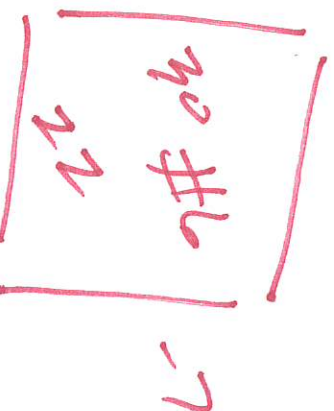
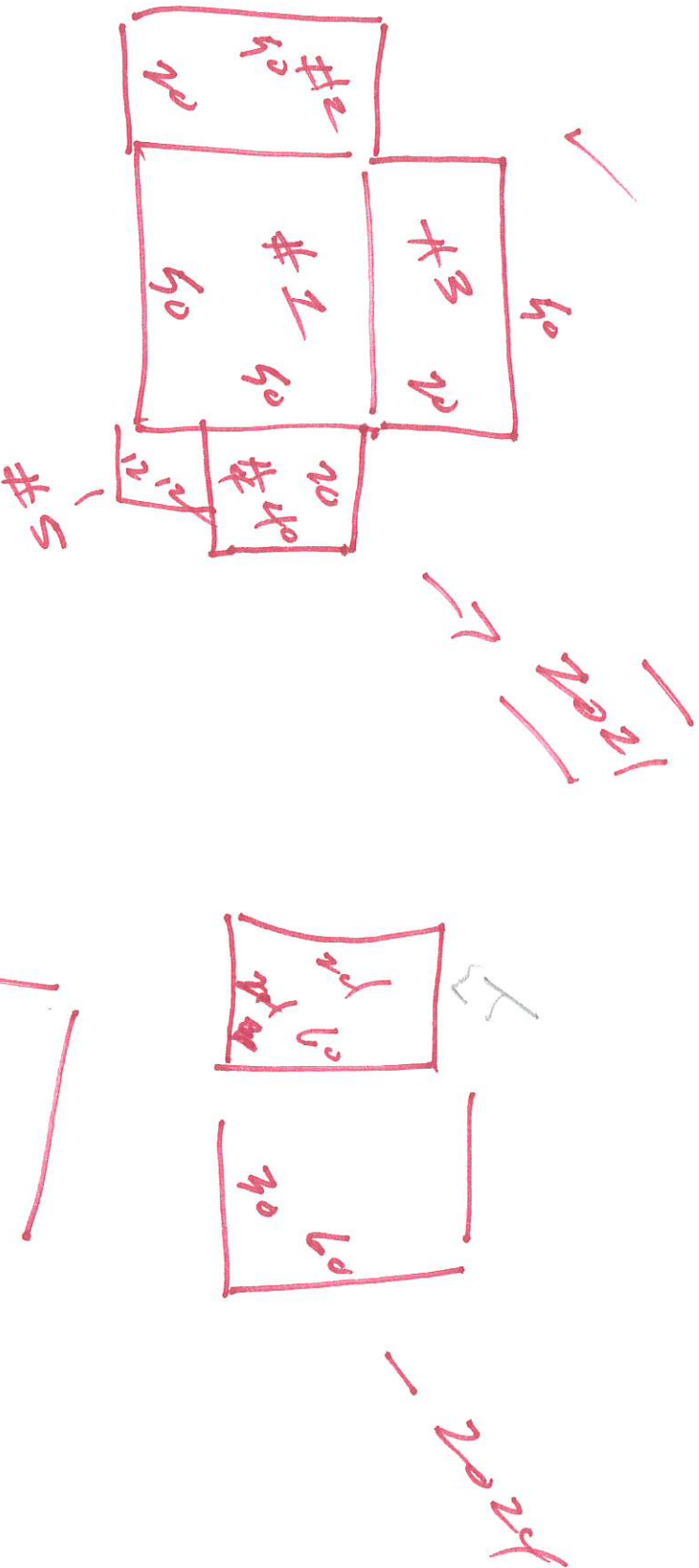
018 014

Review: 7/22/2021 by GREG HOBBS/

RES IMP - 018 014 4800 GA HWY 18										
Impr Key	379	Roof Shape	Gable	Basement / Attic	Descriptive	Phy Depr	0.75			
Class / Strat	A1	Floor Construction	Wood Joist	Bsmt Coverage	None	Phy OVR	0.00			
Occupancy / Style	One Family	Floor Finish	Carpet/Tile	Bsmt Finish	None	Func Obsol	1.00			
Rooms	0	Interior Wall	Sheetrock			Econ Obsol	1.00			
Bedrooms	0	Interior Ceiling	Sheetrock	Attic	No Attic	% Complete	1.00			
Heated Area	1,644	Heat	Fir/Wall Furnace	Grade	1.10	Neigh Adj	1.15			
Story Height		Plumbing:Std Comp	1	Year Built	1904	CD	1.00			
Foundation	Piers	Plumbing: Extra Fix	3	Eff Year Built	1990	FMV	159,994			
Exterior Wall	Wood	Full Baths	2	Condition	Average	MAV	0			
Roofing	Asphalt Shingles	Half Baths	0	RCN	185,500	OVR FMV	0			
Sketch Legend			Other Features							
Code	Type	Area								
1.05	1 Story	1644								
OP	Open Porch	280								
OP	Open Porch	72								
DK	Deck	355								



PERM NUM	PERM TYPE	PERM AMNT	WORKCOST	DATE ISSUE	DATE COMPL	YEAR	CODE	COMMENTS
08-368	RENOVATIONS	100	75,000	08/27/2020		2020		



FOREST LAND CONSERVATION USE ASSESSMENT COVENANT

Section A: Application

To the Board of Tax Assessors of PIKE County. In accordance with the provisions of O.C.G.A. § 48-5-7.7, I submit this application and the completed questionnaire on the back of this application for consideration of Forest Land Conservation Use value assessment on the property described herein.

OWNERSHIP INFORMATION

Name of owner(s)

FLANDERS MOUNTAIN PROPERTIES LLC

Owner's mailing address

645 DUNBAR SCHOOL RD

City, State, Zip

WILLIAMSON GA 30292

PROPERTY IDENTIFICATION

Property Physical Location

0 KINGS RD

Total number of acres included in this application

County Parcel ID #	District	Land Lot	Deed Book/Page	Plat Book/Page	Acres
061 039	9	63	1427 169		74.26

AUTHORIZED SIGNATURE

I, the undersigned, do hereby solemnly swear, covenant, and agree that all the information contained above, as well as the information provided on the questionnaire, is true and correct to the best of my knowledge and that the above described property qualifies under the ownership and land use provisions of O.C.G.A. § 48-5-7.7. I further swear that I am authorized to sign this application on behalf of the owner(s) making application. I am aware that certain penalty provisions are applicable if this covenant is breached pursuant to O.C.G.A. § 16-10-20.

J. B. Flanders III

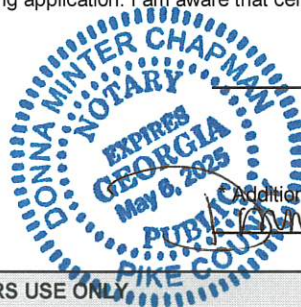
Signature of Owner or Owner's Authorized Representative

3-31-23

Date Application Filed

Signature of Owner or Owner's Authorized Representative

Sworn to and subscribed before me this 31 day of March, 2023



Additional owners may sign on back of form

Donna Minter Chapman
Notary Public

FOR TAX ASSESSORS USE ONLY

Covenant Begins : Jan 1 2023 Ends: Dec 31 2032

Covenant # - -

(Year) (County Code) (Covenant #)

Based on the information submitted and provided on the questionnaire, the PIKE County Board of Tax Assessors has considered such information and has made the following final determination of this application:

Approved: _____ Date _____

Denied: _____ Date _____

Board of Tax Assessors

Date

If denied, O.C.G.A. 48-5-7.7 provides that the County Board of Tax Assessors shall issue a notice to the owner(s) in the same manner as all other notices are issued pursuant to O.C.G.A. 48-5-306 which can be appealed pursuant to O.C.G.A. 48-5-311

FOREST LAND CONSERVATION USE ASSESSMENT COVENANT
Section B: Questionnaire

Check Appropriate Ownership Type:

- ☐ One or more individuals (includes executors, administrators and trustees)
- ☐ Entity registered to do business in the State of Georgia (county tax official may request verification of registration: such verification may include sales tax number, FEI number, etc.)

Additional Owner Signatures (if needed)

Print Name	Signature / Date

OTHER COUNTIES AND ACREAGE included in this application for FOREST LAND PROTECTION COVENANT

County Name / Application #	Property Description / Other County Parcel #/ Acreage

In addition to the primary use of the property as specified in the application, specific secondary uses are permitted. Please indicate if any of the following are applicable to the property covered by this application and the total amount of acreage used:

- ☐ Promotion, preservation, or management of wildlife habitat _____
- ☐ Carbon sequestration. Is the property listed on the Georgia Carbon Sequestration Registry ☐ Yes ☐ No #: _____
- ☐ Mitigation or conservation use banking to restore or conserve wetlands and other natural resources. _____
- ☐ Production or maintenance of ecosystem products and services such as, but not limited to, clean air and water. _____

- ☐ Yes ☐ No Is this property or any portion thereof currently being leased? If yes, briefly explain how the property is being used by the lessee as well as the amount of acreage of the property leased:
- ☐ Yes ☐ No Is the property or any portion thereof currently being used for fishing purposes where admission is charged? If yes, please indicate amount of acreage so used.
- ☐ Yes ☐ No Is the property or any portion thereof being used for production of pine straw? If yes, indicate amount of acreage so used.
- ☐ Yes ☐ No Is there a residence on the property? If yes, provide the street address.
- ☐ Yes ☐ No Are there other real property improvements located on this property? If yes, briefly list and describe these real property improvements on a separate sheet and attach to this application.
- ☐ Yes ☐ No Is there any type of business operated on this property? If yes, indicate business name, type of business, and amount of acreage so used.

FOREST LAND CONSERVATION USE ASSESSMENT COVENANT**Section C: Covenant**

In consideration of my receiving the preferential assessment of forest land provided in O.C.G.A. § 48-5-7.7, I (We), the undersigned do hereby solemnly swear, and covenant that:

1. I (we) have personal knowledge of the property described herein, and the primary use is good faith subsistence or commercial production of trees, timber, or other wood and wood fiber products.
2. I (we) will maintain this property as forest land conservation use property, as defined by O.C.G.A. § 48-5-7.7, for a period of 10 years to begin on January 1st of the first year for which conservation use assessment is approved, and to continue through the last day of December of the final year of the Covenant period.
3. I (we) will notify the Board of Tax Assessors, in writing, in the event there is a change in the "qualifying use" of said property.
4. I (we) understand that if this Covenant is breached, penalties and interest will be assessed as provided for by law and such penalties and interest levied against myself and against the property will constitute a lien against the property subject of this Covenant.
5. I (we) understand that a breach occurring in one or more counties shall be considered a breach of the entire tract subject to this Covenant, regardless of the nature or the location of the breach.
6. I (we) understand that if the tract is located in more than one county, each county where the tract is located must enter into a Covenant. If a county denies the application, then the land in that county shall not receive Forest Land Protection Act of 2008 designation and the other remaining tract or tracts must meet all the requirements and qualifications set forth in O.C.G.A. § 48-5-7.7, and all applicable regulations
7. All information set forth on this document is true, correct, and complete.

The following information is for the portion of the tract located in **THIS COUNTY** with Covenant Number _____

<u>Parcel Identification Number</u>	<u>County</u>	<u>Physical Address</u>

Detailed description of the use of the property in this County:

We hereby adopt and ratify the Covenant for the tract of real property located in _____ County and described herein, and adopt the ratification of this Covenant for tracts located in any other counties, if applicable.

Date

Signature for the County Board of Assessors

Sworn to and subscribed before me

This _____ day of _____, _____.

Notary Public

I hereby certify, adopt and affirm the Covenant for the tract or tracts of real property described herein.

Date

Signature of Owner #1

Printed Name of Owner

Sworn to and subscribed before me

This _____ day of _____, _____.

Notary Public

I hereby certify, adopt and affirm the Covenant for the tract or tracts of real property described herein.

Date

Signature of Owner #2

Printed Name of Owner

Sworn to and subscribed before me

This _____ day of _____, _____.

Notary Public

The following information is for the portion of the tract located in ANY OTHER COUNTY where the tract is located and for which an application and this Covenant may be filed.

Parcel Identification Number	County #1	Physical Address
------------------------------	-----------	------------------

Detailed description of the use of the property in this County:

We hereby adopt and ratify the Covenant for the tract of real property located in _____ County and described herein, and adopt the ratification of this Covenant for tracts located in any other counties, if applicable.

Date

Signature for the County Board of Assessors

Parcel Identification Number	County #2	Physical Address
------------------------------	-----------	------------------

Detailed description of the use of the property in this County:

We hereby adopt and ratify the Covenant for the tract of real property located in _____ County and described herein, and adopt the ratification of this Covenant for tracts located in any other counties, if applicable.

Date

Signature for the County Board of Assessors

NOTE: If additional space is needed for signatures and ratifications, you may attach another covenant section to this form.

Pursuant to O.C.G.A. 48-5-7.7(b)(1), if your tract is divided by a county boundary, public roadway, public easement, public right of way, natural boundary, land lot line, or railroad track then you may, at the time of the initial application, make a one-time election to divide such tract for the purpose of entering such tract in a Forest Land Conservation Use Covenant.

Additional Parcel Identification numbers		Additional Parcel Identification numbers

061 039

2023 PIKE County Board of Assessors

9/15/2023 10:49:44 AM
Acct # 4186
emily

Owner Information		General Property Information				Values			
FLANDERS MOUNTAIN PROPERTIES LLC 645 DUNBAR SCHOOL RD WILLIAMSON, GA 30292		SITUS	0		KINGS RD	Imp Val		0	
		LEGAL	KINGS ROAD				Acc Val		
		Tax District	UNINCORPORATED	GMD		Homestead	S0	Land Val	368,948
		Total Acres	74.26	LL	63	FLPA 2023		Total Value	368,948
		Zoning		LD	9	AccDes	3C - 1.910897	2022 : 283,806	2021 : 189,719
		Unit	Return Value			0	2020 : 189,719	2019 : 189,719	
TOPOGRAPHY - .00		CORNER - .00	VIEW - .00	WATER - .00	TRANSITIONAL - .00	NEIGHBORHOOD - .00	OTHER - 1.00	SOUTH WEST - 1.30	
CHANGED TO SURVEY ACS PB 27/65 '11									

SALES INFORMATION

Grantee	Grantor	Date	Deed Book	Plat Book	Saleprice	CS	Mkt Value	Reason
FLANDERS MOUNTAIN PROPERTIES	HANSON JOHN ALBERT &	11/07/2022	1427 169			0 A5		0 IC
HANSON JOHN ALBERT &	NOLAN, NANCY C.	03/02/2022	1382 81			0 A5		0 ET
NOLAN, NANCY C.	HAMILL THOMAS W & CAROL A	09/10/2021	1344 213	27 55		300,000 A5		0 LM

LAND INFORMATION

CS	Land Use	Productivity	ACRES	Unit Value	Unadj Value
J5	WOODLAND	5	20.49	2,000	40,980
J5	WOODLAND	7	22.36	2,000	44,720
J5	WOODLAND	8	30.38	2,000	60,760
J5	WOODLAND	9	1.03	2,000	2,060

FLPA LAND INFORMATION

	Land Use	Productivity	ACRES	Unit Value	Adjustment	Value
		5	20.49		1.00	12,765
		7	22.36		1.00	11,269
		8	30.38		1.00	13,246
		9	1.03		1.00	365

The homestead exemptions provided for in this Application form are those authorized by Georgia law. Counties are authorized to provide for local homestead exemptions that may vary from the ones shown on this application. Applicants seeking a homestead exemption should contact the local Tax Commissioner or Tax Receiver for additional information. If this application is denied, an appeal may be filed in accordance with O.C.G.A. Section 48-5-311.

SECTION A**APPLICANT INFORMATION**

List below the address of any other property where you or your spouse have applied for and been granted a homestead exemption of the current year:

Are you and your spouse a Georgia resident, US citizen or alien with legal authorization from the US Immigration and Naturalization Service?

☒ YES ☐ NO

If you are a non-citizen with legal authorization from the US Immigration and Naturalization Service, please provide your Legal Alien Registration # _____

Applicant		Spouse:	
Name	STRICKLAND HUNTER & SHELLEY	Name	
Street Address		Street Address	
City/State/Zip		City/State/Zip	
Social Security No	***-**-****	Social Security No	***-**-****
Year of Birth		Year of Birth	
County where registered to vote:		County where registered to vote:	
County where car is registered:		If you or your spouse are in the military service, list state shown as your home of record:	

If you answer Yes to Question #1, please follow the instructions to determine if you qualify for an increased homestead amount. Please see Tax Commissioner or Receiver for additional information and qualifications requirements.

<input type="checkbox"/> YES	1.	Were you or your spouse age 62 or older as of Jan 1 of the year of this application? Go to Sections C1 and/or C2 on the back of this application to determine whether you meet certain gross and/or net income requirements.
<input type="checkbox"/> YES	2.	Is the applicant or spouse a 100% disabled veteran or is the applicant the unmarried surviving spouse of a 100% disabled veteran?
<input type="checkbox"/> YES	3.	Are you the unmarried surviving spouse of a US service member killed in action?
<input type="checkbox"/> YES	4.	Are you the unmarried surviving spouse of a firefighter or peace officer killed in the line of duty?

SECTION B**PROPERTY INFORMATION**

Location of Property (Street Address):		Lot Size or Number of Acres: 92.08
Date Property Purchased: 8/4/2021	From Whom Purchased:	Map/Parcel Number: [REDACTED]
Purchased Price: 0	Amount of Lien:	Land Lot: 151
Kind of Title Held	To Whom is Lien Due:	Deed Recorded: [REDACTED]
Is any part of the property used for business purposes? <input type="checkbox"/> YES <input type="checkbox"/> NO		Is any part of the property rented? <input type="checkbox"/> YES <input type="checkbox"/> NO
If yes, what kind of business & how much of the property is used?		If yes, what kind is rented?

AFFIDAVIT OF APPLICANT

I, the undersigned, do solemnly swear that the above settlements made in support of this application are true and correct, that I am the bona fide owner of the property described in this application, that I actually occupied same on January 1 of the year for which application is made, that I am an eligible applicant for the homestead exemption applied for, qualifying or meeting the definition of the word "applicant" as defined in O.C.G.A. Section 48-5-40 and that no transaction has been made in collusion with another for the purpose of obtaining a homestead exemption contrary to law. Sworn to and subscribed to before me, this _____ day of _____, 2020.

Applicant Signature: [REDACTED]

Tax Commissioner or Receiver

☐ APPROVED ☐ DENIED

Board of Tax Assessors

Date

THIS SECTION TAX ASSESSOR USE ONLY:

STATE TAX >>	CODE	AMOUNT
COUNTY TAX >>		
SCHOOL TAX >>		

TAX ASSESSORS



**GEORGIA
CORPORATIONS
DIVISION**

GEORGIA SECRETARY OF STATE
**BRAD
RAFFENSPERGER**

[HOME \(/\)](#)

BUSINESS SEARCH

BUSINESS INFORMATION

Business Name:	DCT TRUCK & AUTO, INC.	Control Number:	15066224
Business Type:	Domestic Profit Corporation	Business Status:	Admin. Dissolved
NAICS Code:	Manufacturing	NAICS Sub Code:	All Other Transportation Equipment Manufacturing
Principal Office Address:	2080 Hwy 19, Meansville, GA, 30256, USA	Date of Formation / Registration Date:	6/30/2015
State of Formation:	Georgia	Last Annual Registration Year:	NONE
Dissolved Date:	12/07/2016		

REGISTERED AGENT INFORMATION

Registered Agent Name: **Benji Blount**
Physical Address: **3161 Woodland Rd, Thomaston, GA, 30286, USA**
County: **Upson**

9/19/23

[Back](#)

[Filing History](#)

[Name History](#)

[Return to Business Search](#)

(Commercial)
Delete Duplicate Acct# 17072 -
DCT Truck & Auto Corp. - GA
license Dissolved 12/7/2016 -
STAFF recommends 2023 Account Deletion.

Office of the Georgia Secretary of State Attn: 2 MLK, Jr. Dr. Suite 313, Floyd West Tower Atlanta, GA 30334-1530,
Phone: (404) 656-2817 Toll-free: (844) 753-7825, WEBSITE: <https://sos.ga.gov/>

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